

FITNESS, RETAIL, OR OFFICE SPACE AVAILABLE AT THE HIGHLY VISIBLE INTERSECTION OF HARMONY ROAD AND ZIEGLER ROAD

FOR LEASE

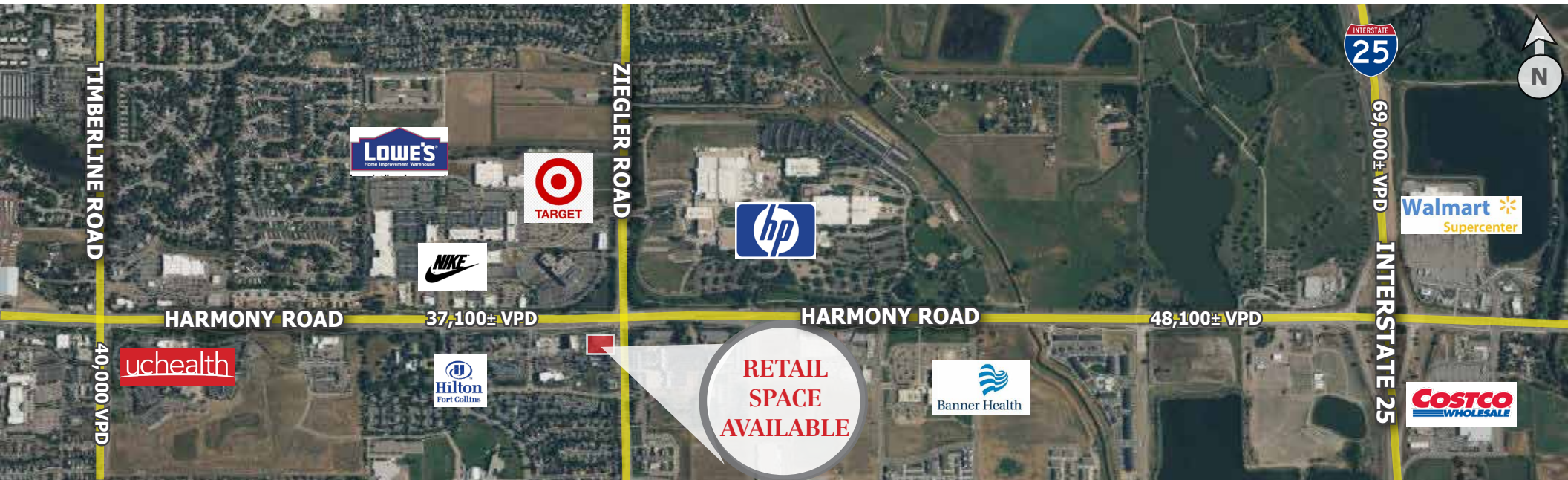
3027 E HARMONY RD, SUITE 100
FORT COLLINS, CO 80528



FOR LEASE

SIZE: 2,310 ± SF
LEASE RATE: \$24.00 / SF NNN
EST. 2022 NNN: \$8.88 / SF
TI ALLOWANCE: Negotiable

Prominent fitness, retail, or office space available for lease located at the highly visible corner of Harmony Road and Ziegler Road. The unit consists of an open floor plan that is ideal for a fitness, retail, or office tenant. Join Envy Brewing and Glacier Creek Dental!



For more information:

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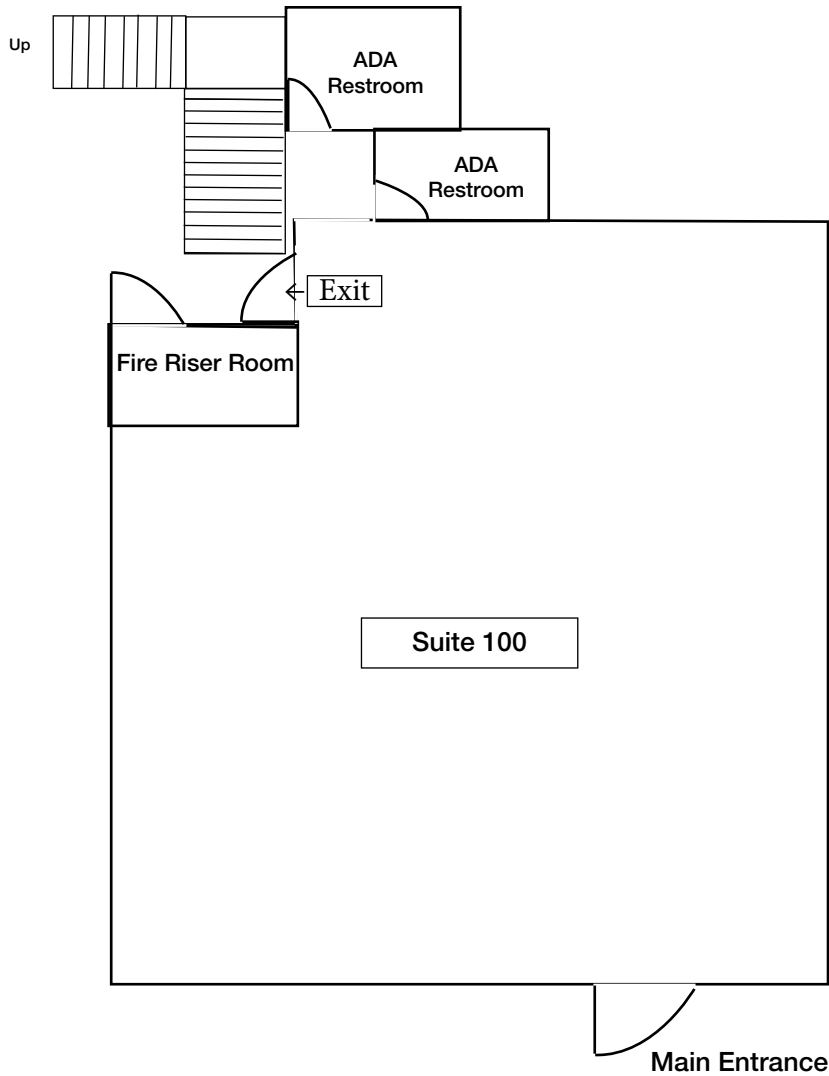
NA Affinity

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FLOOR PLAN & PROPERTY DETAILS



FOR LEASE

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PROPERTY HIGHLIGHTS:

- ▶ Close proximity to I-25
- ▶ Building signage on Harmony Road & monument signage along Ziegler Road
- ▶ Private restrooms
- ▶ Open floor plan
- ▶ Great for fitness, retail, or office tenant
- ▶ High traffic exposure

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EXECUTIVE SUMMARY

DEMOGRAPHICS

	1-MILES	3-MILES	5-MILES
2022 Est. Population	11,593	60,213	139,791
2027 Projected Population	11,999	62,814	147,078
2022 Avg. Household Income	\$120,819	\$130,235	\$122,000
Bachelor's Degree or Higher	56.8%	62.3%	58.6%
Median Age	34.8	36.6	35.6
Daytime Employment	10,356	36,254	87,097

Source: Site To Do Business, October, 2022

REGIONAL EMPLOYERS

Banner Health Colorado	2,443	Qualfon	800
Broadcom Ltd.	1,747	State Farm Insurance	1,100
Colorado State University	9,196	UCHealth	8,557
Hewlett Packard	800	Univ. of Northern Colorado	1,444
JBS USA	6,000	Vestas Blades A/S	2,500
Larimer County	1,799	Weld County	1,781
OtterBox	830	Weld County School District	2,700
Poudre School District R1	3,492	Woodward Inc.	1,590

Source: BizWest 2022 Book of Lists

NORTHERN COLORADO ACCOLADES

Northern Colorado communities are consistently being recognized on "top and best of" lists.

- Larimer and Weld counties populations are projected to increase by 45% by 2040, Denver Post, July 2022
- Fort Collins ranks #17, '150 Best Places to Live in the U.S. in 2021-2022', U.S. News. July 2021
- City of Fort Collins voted #1 'Best Places to Work 2021', ELGL, July 2021
- Fort Collins Ranked No. #1, 'The best places to live in America in 2020', MarketWatch, Oct 2020
- Fort Collins-Loveland area ranked No. 6, 'Best Housing Markets for Growth and Stability' in 2020, SmartAsset - June, 2020
- Greeley ranks #1 nationally for growth in jobs and the economy. WalletHub. October, 2018
- Fort Collins ranked 5th Top Best Performing Cities: Milken Institute - January, 2018
- Fort Collins-Loveland, ranked #1 for 'Top 10 Stable, Growing Markets'. Realtor.com. April, 2017

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