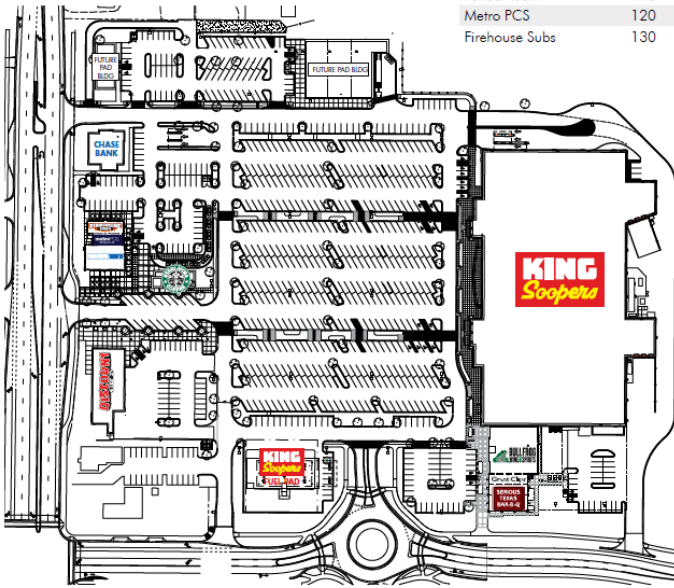


# NORTH COLLEGE MARKETPLACE

NEC – N. College Avenue & E. Wilcox Ln.  
Ft. Collins, CO

TENANT	UNIT	SF
Perfect Teeth	110	2,883
Metro PCS	120	884
Firehouse Subs	130	1,907



## FEATURED TENANTS



## SITE LOCATION



Email: [brad@kcenters.com](mailto:brad@kcenters.com)

Web: [www.kcenters.com](http://www.kcenters.com)

**KORNFELD REAL ESTATE LLC**

8400 E. Crescent Parkway, Ste. 600  
Greenwood Village, CO 80111

Phone: 720.528.4107



# NORTH COLLEGE MARKETPLACE

NEC – N. College Avenue & E. Wilcox Ln.  
Ft. Collins, Colorado

## AVAILABILITY

Fully Leased

## EXISTING TENANTS

### 1856 N. College Avenue

Suite 110: Perfect Teeth	2,883 SF
Suite 120: MetroPCS	884 SF
Suite 130: Firehouse Subs	1,901 SF

### Others in North College Marketplace

King Soopers Marketplace	King Soopers Fuel Center
Chase Bank	Discount Tire
Starbucks Coffee (w/ drive-thru)	Great Clips
Serious Texas Bar-B-Q	Bullfrog Wine & Spirits

## DEMOGRAPHICS

### Traffic Counts

N. College Ave: 24,000 VPD

### Population

2017 Total Population Estimate	2022 Total Pop. Estimate
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### Housing Units

### 2017 Average Household Income

1 Mile	6,888	7,836	2,499	\$62,285
3 Miles	48,652	54,598	18,639	\$70,322
5 Miles	116,396	131,275	49,005	\$69,214



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