

# THE MARKETPLACE

## Fort Collins

4106 South College Avenue, Fort Collins, CO 80525



### PRIME FORT COLLINS LOCATION

- Located on South College and Troutman
- Signalized hard corner on main commercial corridor
- Traffic Count: 40,000 VPD South College



### DEMOGRAPHICS

#### Population

1 mi—10,572

3 mi—99,730

5 mi—171,340

#### Household Income

1 mi—\$98,476

3 mi—\$114,906

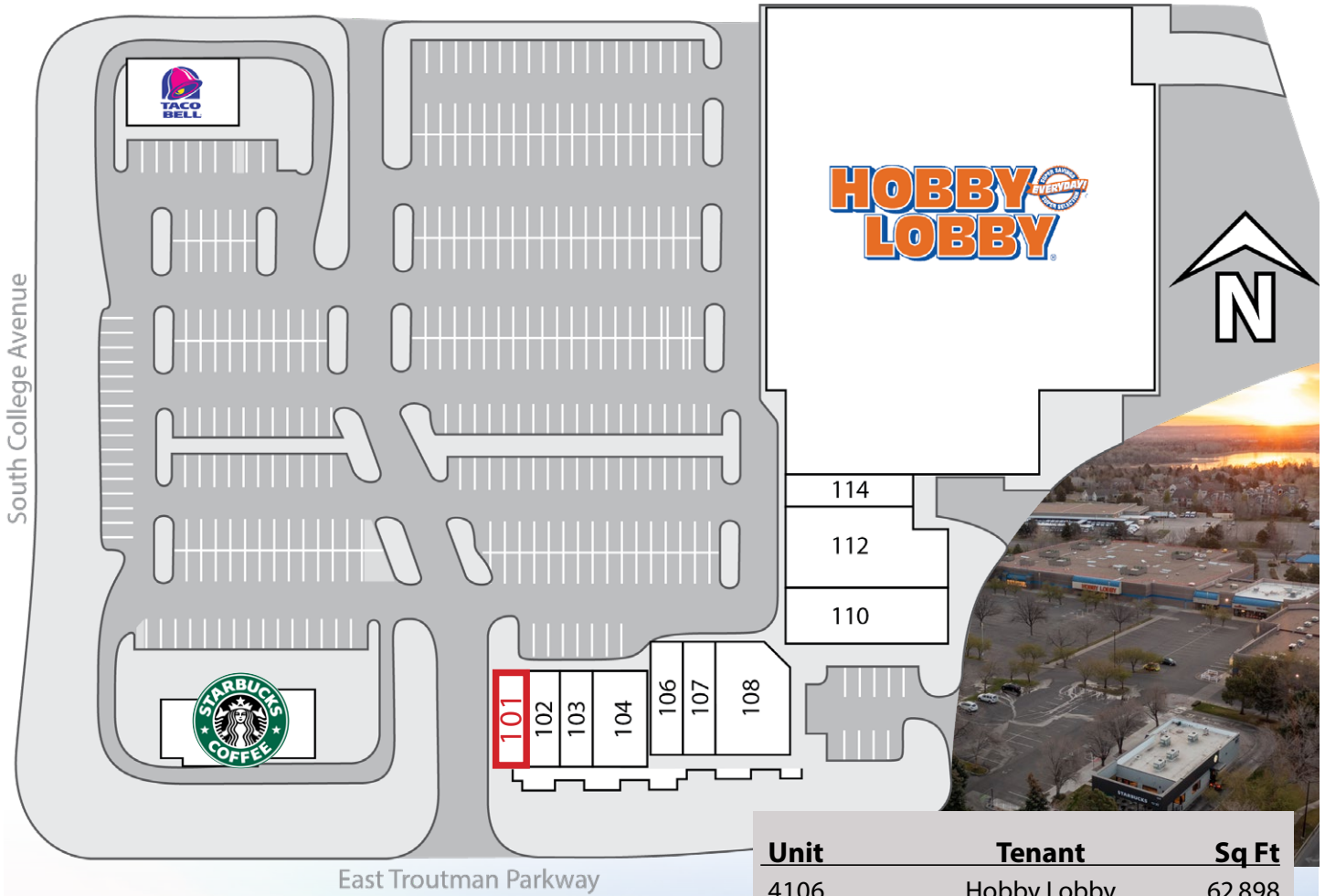
5 mi—\$109,816

For more information, please contact — **BRANDON BAILEY**  
direct 707.444.7720 | cell 916.281.7928 | [brandon@thecarrco.com](mailto:brandon@thecarrco.com)

Owned and managed by  
the **CARRINGTON** company

# SITE PLAN

4106 South College Avenue | Fort Collins, CO



| Unit     | Tenant                       | Sq Ft  |
|----------|------------------------------|--------|
| 4106     | Hobby Lobby                  | 62,898 |
| 4200-110 | Chili House Oriental Cuisine | 3,655  |
| 4200-112 | The Sewing Circle            | 4,487  |
| 4200-114 | Walk-In Chiro                | 1,343  |
| 4206-101 | AVAILABLE                    | 1,320  |
| 4206-102 | Peachy Nail Spot             | 1,200  |
| 4206-103 | State Farm Insurance         | 1,080  |
| 4206-104 | Wild Mane Salon              | 2,100  |
| 4206-106 | Create-A-Craft               | 1,400  |
| 4206-107 | Blackjack Pizza & Salads     | 1,400  |
| 4206-108 | Fit-Rx                       | 3,072  |

For more information, please contact — **BRANDON BAILEY**  
 direct 707.444.7720 | cell 916.281.7928 | brandon@thecarrco.com

Owned and managed by  
*the CARRINGTON company*