

Retail Redevelopment & Repositioning Site

HARMONY MARKETPLACE AREA
NEC OF HARMONY RD AND COLLEGE AVE
FORT COLLINS, COLORADO



OF PARCELS 4

OF OWNERS 4

BUILDINGS 82,910 sf

LAND 6.88 acres

DESCRIPTION Opportunity for reuse of vacant mid-box buildings at the northeast corner of Harmony and College intersection, and upgrade to existing gas station

LOCATION Northeast corner of College and Harmony which includes the vacant Circuit City and Linens N' Things, plus an operating gas station and Walgreens

ZONING HC - Harmony Corridor

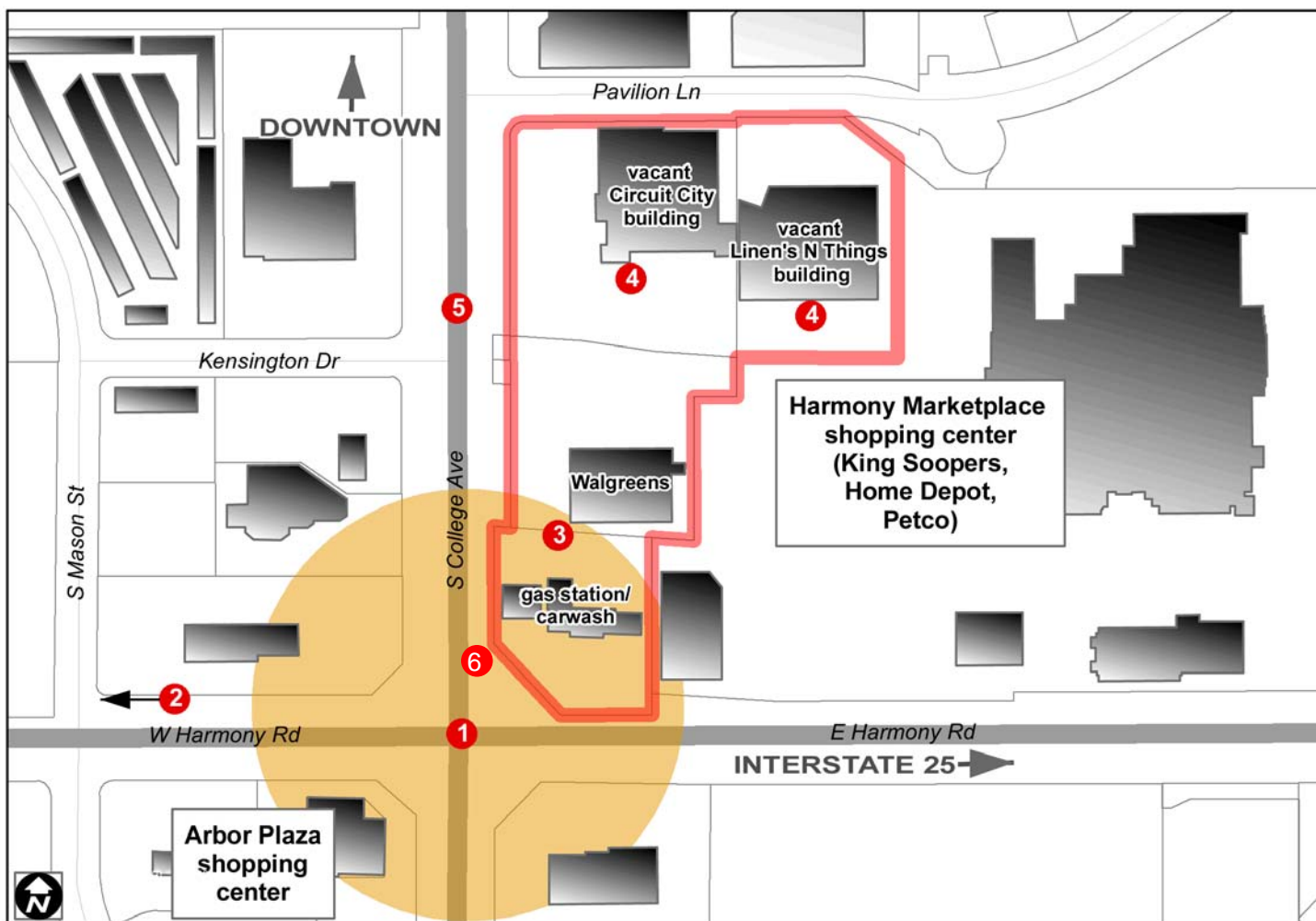
MAX HEIGHT 6 stories for commercial uses

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The information in this brochure was obtained from public sources. The purpose of the brochure is to encourage reinvestment into targeted redevelopment areas. The properties contained within this site are not owned by the City of Fort Collins. The City's sole intent is promote redevelopment by providing information, assistance and financial and infrastructure incentives in areas that have the greatest potential for new commercial and residential development.

Opportunities and Constraints



1. Major Fort Collins Gateway

The site is at a major, southern Fort Collins gateway at the intersection of Harmony Road and College Avenue, the busiest intersection in Fort Collins.

2. Mason Corridor Bus Rapid Transit

This site is located along the Mason Corridor. Construction of the BRT ends fall 2011.

3. Operating Businesses

There are two operating businesses: Schrader's Country Store (gas and convenience store) and Walgreens. Harmony Marketplace, a strong retail center anchored by PetCo, King Soopers and Home Depot, is adjacent to this site.

4. Newer, Vacant Buildings

Built in 1997-1998, these vacant, mid-box buildings which previously housed Circuit City (30,000 sf) and Linens N' Things (35,000 sf) are fairly new structures.

5. Adequate Utilities

Utilities are adequate to serve any anticipated use.

6. Transportation Facilities

The transportation system is most likely adequate to accommodate new retailers in the existing buildings. However, redevelopment/renovation of the gas station would prompt access and transportation improvements.

Pictured from top left: vacant Linens N' Things, vacant Circuit City and operating Schrader's Country Store.



Potential Development Elements and Vision

- Gas station/car wash, upgrade or redevelopment, with 49,000 sf lot.
- Vacant mid-boxes, plus operating retail businesses total 65,000 sf of retail space.

Demographics

	1 mile radius	3 mile radius	5 mile radius
2008 Population	10,512	84,130	144,349
2000 Households	3,566	29,323	48,214
2008 Median Age	34	33	30
2008 Median Household Income	\$72,191	\$70,009	\$60,841
2009 Businesses	1,321	4,375	8,163
2009 Employees	11,912	43,269	87,628

2005 Traffic Counts (vehicles per day)

East/West bound at College/Harmony31,800
 North/South bound at College/Harmony35,300