# 2531 S SHIELDS FORT COLLINS, CO 80526



# Suite 2N 1,800 SF

# Lease Rate \$18.00 / SF NNN

# NNN Rate \$8.89 / SF Estimate

DANC

HIGH VISIBILITY AND TRAFFIC SHOPPING CENTER AT RAINTREE VILLAGE

- End cap retail suite next to Raintree Athletic Club
  - Located in a center of many restaurants and retailers with easy access on North West Corner of Shields Street and Drake Road in Midtown Fort Collins
    - High visibility location with building and monument signage

berry blendy UKRANCY

- Abundance of parking
- Available Now

PINTHAV

# YOUR SIGN HERE

# **FLOOR PLAN**



## **Property Photos**



## 2531 S SHIELDS

AREA MAPS Iniversity PROSPECT/ **Rolland Moore Park** K HWY 287 The Worthington SHIELDS State 2531 LA, University EET Core Fitnessi and Nutrition S Shields HU...ES Unit: 2N W Prospect Rd Prospect I Mercer Commons ADDITION ort Collins Koko FitClu Centre A MOD PIZZA Arapaho & Roosevelt o SUB<mark>IIA</mark> Raint Fitness The Pavilions at Silver Sage RAIN TREE hingt Market Center oko FitClub ATHLETIC CLU ame THE PRESERVE Drake Road W Drake Ro kerd Drake Rd aMars pontus WDrakeRd WDrakeRd and Coffee W Drake Ro LaMaris SGryphon Game ky Mountain 🕤 and Comic MEADOWLARK High School OVODWEST The Shops at **Fraffic Count** WAGON WHEEL OMEGA 50,223 VPD CHAPPARAL GH (Costar, 2017) WARREN FARMS KINGSTON PARK WEST woods Horsetooth Road ROCKY MOUNTAIN HIGH SCHOOI HWY 287 SKYLINE ACRES

Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change

### CONTACT: Nick Norton • 970-213-3116 • nnorton@waypointRE.com

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

