

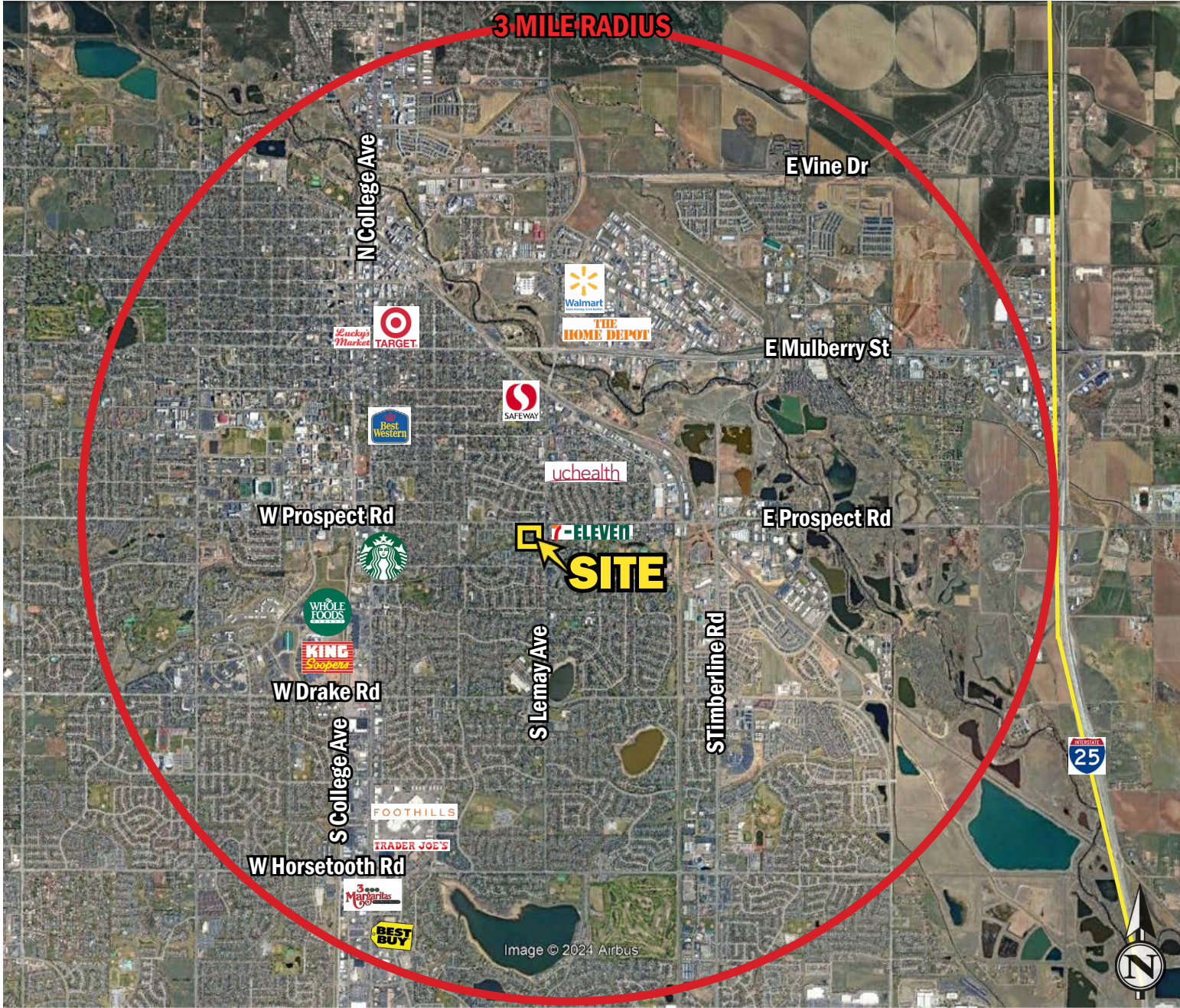
TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	3 Mile	5 Mile	7 Mile	On Prospect Rd west of Lemay Ave	22,754 Cars/day
Population	101,601	179,488	206,373	On Prospect Rd east of Lemay Ave	23,006 Cars/day
Average HH Income	\$106,031	\$123,157	\$130,724	On Lemay Ave north of Prospect Rd	27,438 Cars/day
Businesses	6,673	9,931	10,769	On Lemay Ave south of Prospect Rd	27,474 Cars/day
Employees	58,470	80,747	84,554		

Source: Applied Geographic Solutions, 2025 Estimates

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT

AVAILABLE FOR SALE

947 E PROSPECT RD

FORT COLLINS, CO



- Approximately 1.07 acres available on the SWC of Prospect and Lemay with great visibility and access.
- Located in Fort Collins with strong residential density and traffic counts with over 50,000 cars at the intersection.
- Five Minute Drive time from Colorado State University Campus located 1.5 miles to the West.
- Great Pad Site for Banks, Coffee, and Medical Users. Gas/Convenience store is restricted.
- Zoned within the Neighborhood Commercial District.

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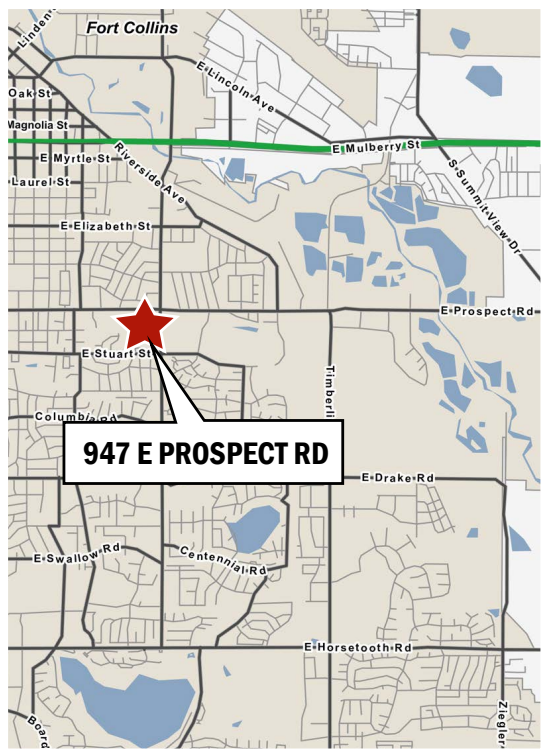


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