

947 E PROSPECT RD

FORT COLLINS, CO



AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- 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.

TRAFFIC COUNTS

On Prospect Rd west of Lemay Ave	22,754 CPD
On Prospect Rd east of Lemay Ave	23,006 CPD
On Lemay Ave north of Prospect Rd	27,438 CPD
On Lemay Ave south of Prospect Rd	27,474 CPD

Source: CDOT 2026

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
POPULATION	101,601	179,488	206,373
AVERAGE HH INCOME	\$106,031	\$123,157	\$130,724
BUSINESSES	6,673	9,931	10,769
EMPLOYEES	58,470	80,747	84,554

Source: Applied Geographic Solutions, 2026 Estimates

ZANDER RODRIGUEZ
303.577.9979
zander.rodriguez@dhlb.com

KRISTEN GRANDA
303.577.9964
kristen.granda@dhlb.com

947 E PROSPECT RD

FORT COLLINS, CO

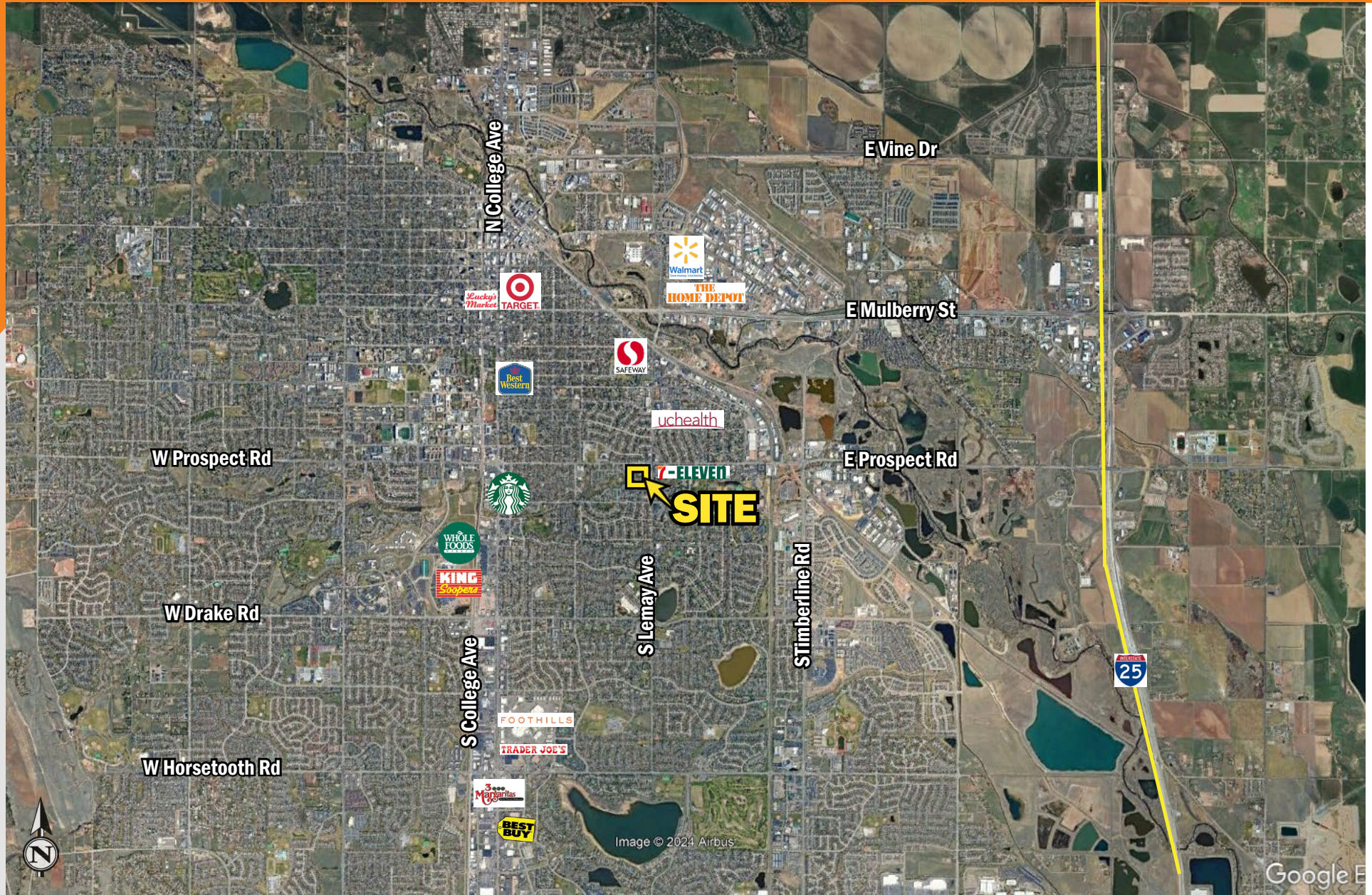
dhlb
RETAIL BROKERAGE



947 E PROSPECT RD

FORT COLLINS, CO

dhlb
RETAIL BROKERAGE





5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

ZANDER RODRIGUEZ

303.577.9979

zander.rodriguez@dhlb.com

KRISTEN GRANDA

303.577.9964

kristen.granda@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)