



BAR · ENTERTAINMENT · RETAIL · FOR LEASE

1624 S Lemay Ave, Unit 6

Fort Collins, CO

Bar / entertainment / retail space in Fort Collins

SPACE AVAILABLE

Unit 6 · 2,954 SF

LEASE RATE

\$22.00/SF

NNN RATE

\$13.45/SF*

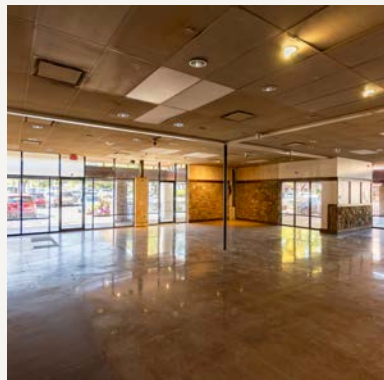
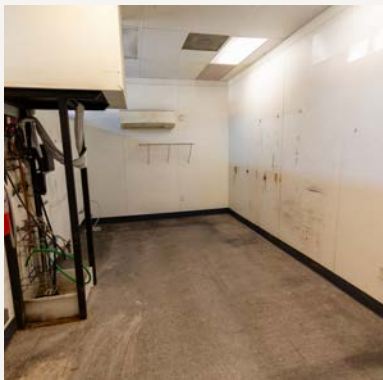
+ water & trash · *est. 2026

GROSS MONTHLY RENT

\$8,726.61

PROPERTY OVERVIEW

1624 S Lemay Ave, Unit 6
Fort Collins, CO



UTILITY PROVIDERS

ELECTRIC	Fort Collins
GAS	Xcel Energy
WATER & SEWER	Fort Collins

SITE DETAILS

ZONING	NC (neighborhood commercial)
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DEMOGRAPHICS & TRAFFIC

MEDIAN HH INCOME \$69,140 (3-mile radius)

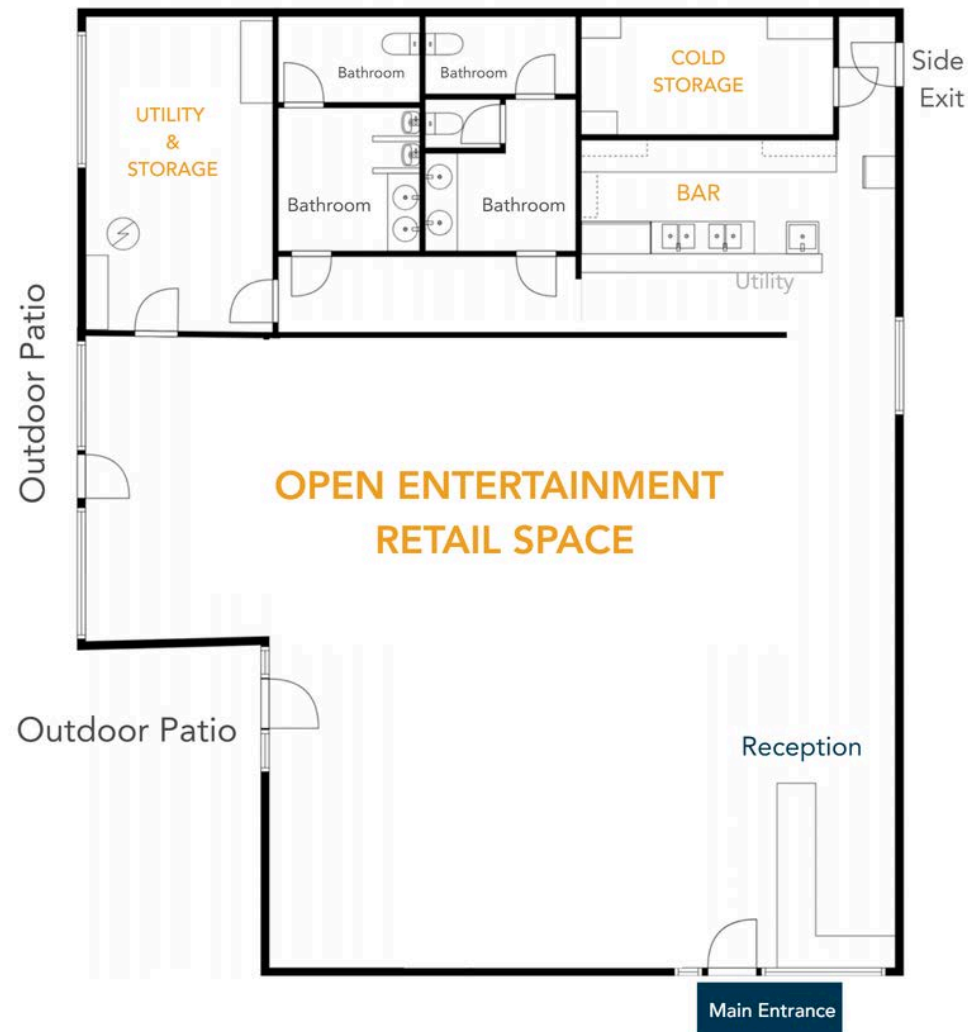
TRAFFIC COUNT 29,468 approx. VPD,
Lemay Ave & Prospect
Rd*

*CoStar 2026

FLOOR PLAN

[View on Google Maps ↗](#)

UNIT 6 2,954 SF



1624 S Lemay Ave, Unit 6

— FORT COLLINS, CO —

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.