

GROUND LEASE

# Gateway Timnath

TIMNATH, CO 80547

RETAIL



## PROPERTY INFO

### TIMNATH, COLORADO

Be a part of the newest development community in the ever expanding Timnath area. Highly visible property has easy access off the I-25/Harmony Road interchange, a major thoroughfare for those entering and exiting Timnath and Fort Collins. Pads and lots available for ground rent, and two multi-tenant shop space buildings will be available for lease on Pad A and Lot 5. Join Walmart, Costco, Freddy's Frozen Custards, and Les Schwab Tires along with recently added retailers Chick-fil-A, Starbucks, Les Schwab, and Taco Bell all breaking ground. Call listing brokers for more information regarding the shop spaces for lease.



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## PROPERTY INFO

### Gateway Timnath North

	AC	STATUS
Pad A (4570 Weitzel)	1.94	\$85,000/yr Ground Lease
Pad B (4670 Weitzel)	1.21	Les Schwab Tires
Pad C (4641 Weitzel)	1.05	Starbucks
Pad D (4531 Weitzel)	1.09	Chick-fil-A
Pad E (4521 Weitzel)	1.34	\$85,000/yr Ground Lease





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## PROPERTY INFO

### Gateway Timnath South

	AC	STATUS
LOT 3 (4645 Weitzel)	1.10	Taco Bell
LOT 4 (4625 Weitzel)	1.55	\$85,000/YR Ground Lease
LOT 5 (4725 Weitzel)	1.08	Future Shop Space
LOT 6 (4765 Weitzel)	0.87	\$85,000/YR Ground Lease
LOT 7 (4805 Weitzel)	1.01	Freddy's Frozen Custard
LOT 8 (4845 Weitzel)	1.16	Youth Clinic of Northern Colorado



FOR LEASE

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### TIMNATH, COLORADO

Timnath was founded in 1882 as a small agricultural community, located southeast of Fort Collins, approximately one-half mile east of I-25 at Harmony Road. It sits on a small bluff just east of the Cache la Poudre River; the surrounding farmlands were used primarily for potatoes, alfalfa, corn, sugar beets and raising cattle.

The city government has taken a progressive posture in hopes of helping the town maintain its identity as it grows exponentially. Timnath grew 180% from 2000 to 2010, and approximately an additional 85% between 2010 and 2012!

Timnath is situated on the east side of Interstate 25, directly across from Fort Collins. This interchange development captures all travelers accessing Fort Collins and Timnath through the Harmony Corridor.

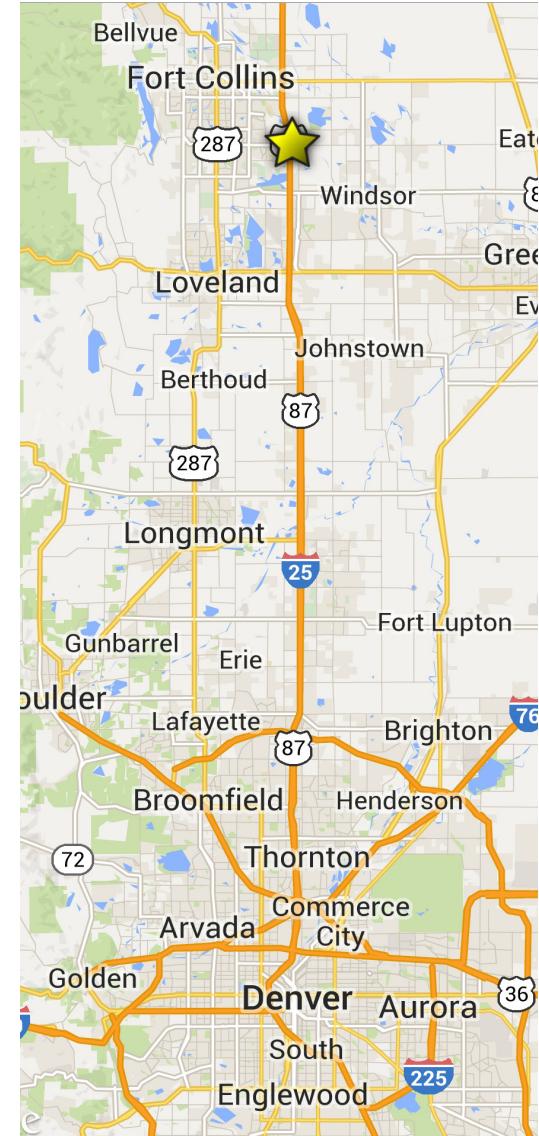
### Traffic Counts

1-25 @ Harmony Rd	59,000 VPD
Harmony Rd	44,815 VPD

Source: CDOT

### 2015 DEMOGRAPHICS

	5 mi	10 mi	15 mi
Est. Population	80,944	268,026	371,848
Est. # of Households	32,507	108,089	147,422
Est. Avg. Household Income	\$75,861	\$63,919	\$64,972



## CONTACT US

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