

Custer & Timberline

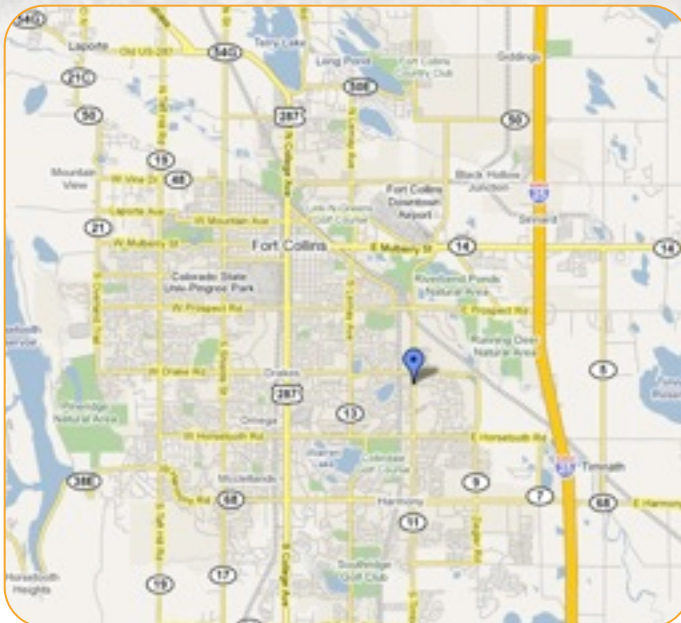
SEC Custer Drive & Timberline Road, Ft. Collins, Colorado



Pad Sites Available

PROPERTY INFORMATION

- ▶ Retail pads available for sale, lease or Build-to-Suit.
- ▶ Adjacent to King Soopers anchored retail center at a signalized intersection.
- ▶ Excellent visibility and access.
- ▶ Surrounded by the rapidly growing Rigden Farm planned community.
- ▶ Located adjacent to the 10,000 member Timberline Church. Over 6,000 members attend every weekend.
- ▶ Ft. Collins High School's open campus of 1,200 students is located just south of the site.



INTERESTED?

For additional information please contact:

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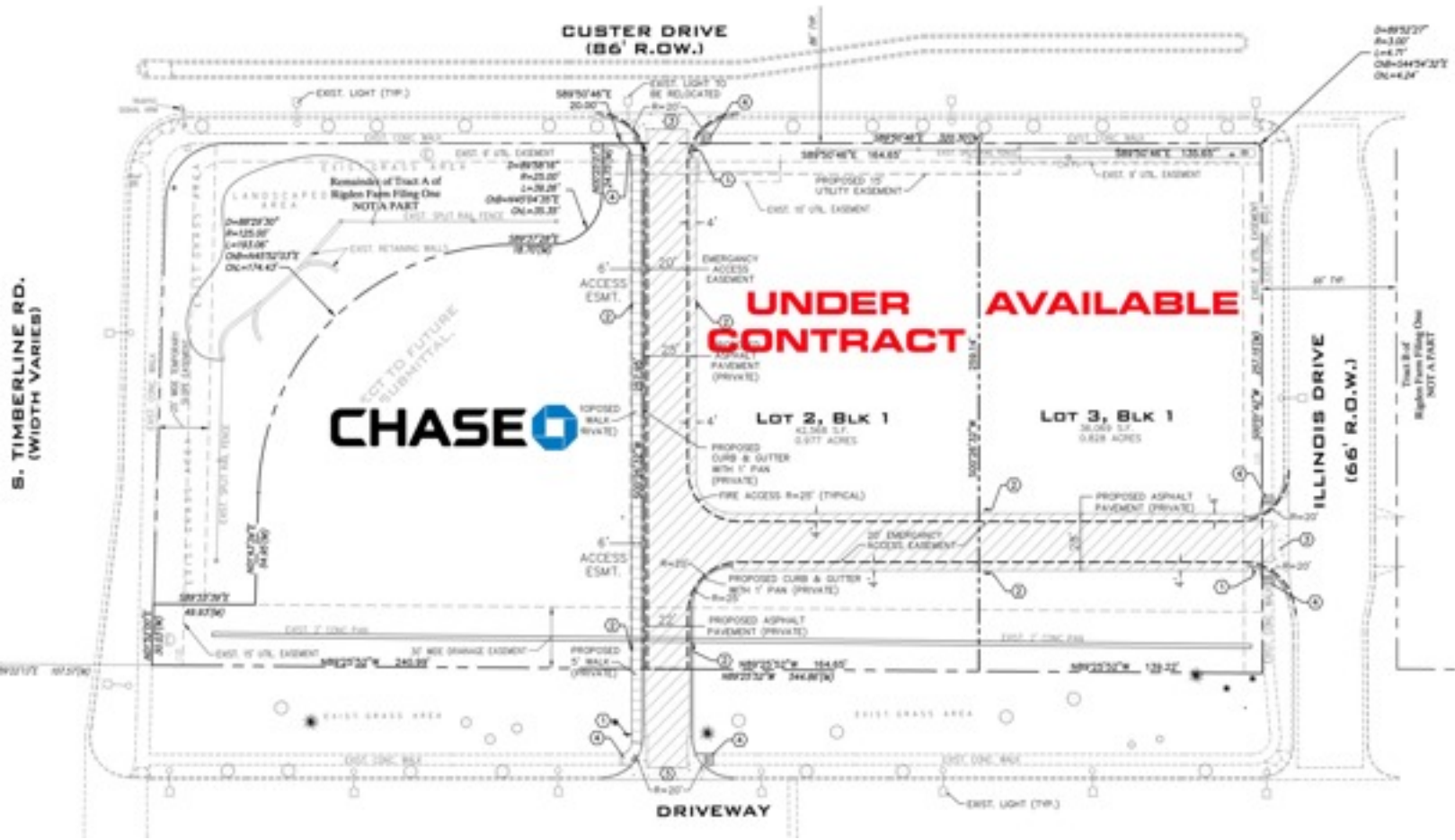


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	POPULATION (2011)	POPULATION (2016)	EST. MEDIAN AGE	EST. AVERAGE AGE	
1 MILE	6,489	6,959	33.00	35.10	1 MILE
3 MILES	55,261	57,435	28.78	34.40	3 MILES
5 MILES	115,791	120,898	31.49	35.50	5 MILES
	MED. H.H. INCOME	AVG. H.H. INCOME	TRAFFIC COUNTS	2009	
1 MILE	\$38,296	\$51,566	Custer & Timberline	43,000	CHEVRON
3 MILES	\$35,783	\$50,002			CHEVRON
5 MILES	\$44,208	\$57,450			

All information furnished regarding properties for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted to errors, omissions, change of price, lease, sale or other conditions, or withdrawal without notice.



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