

# 3932 JFK SUITE A

FORT COLLINS, CO 80525



## PROPERTY DESCRIPTION

Professional office suite available in Landings Office Park. 5 private offices + break room and large open bull pen. One or both of the 2 second-floor executive offices can be easily used as a conference room. Centrally located with shared parking lot.

## PROPERTY FEATURES

- Recently Renovated (Carpet and Paint)
- 2-Story Office Suite
- Convenient Location
- Professional Office Park
- Available for Immediate Occupancy

## LEASE DETAILS

- 3932 JFK Suite A
- 2,588 Square Feet
- Lease Rate \$13.50/SF + NNN
- Operating Expenses \$8.53/SF 2026
- Built 2000



### NICK WHITWORTH

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Office: 970.482.1781 | 125 S. Howes St, Suite 120, Fort Collins, CO 80521  
Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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## UTILITY PROVIDERS

- Water City of Fort Collins
- Sewer City of Fort Collins
- Electric City of Fort Collins
- Gas Xcel Energy
- Internet Comcast



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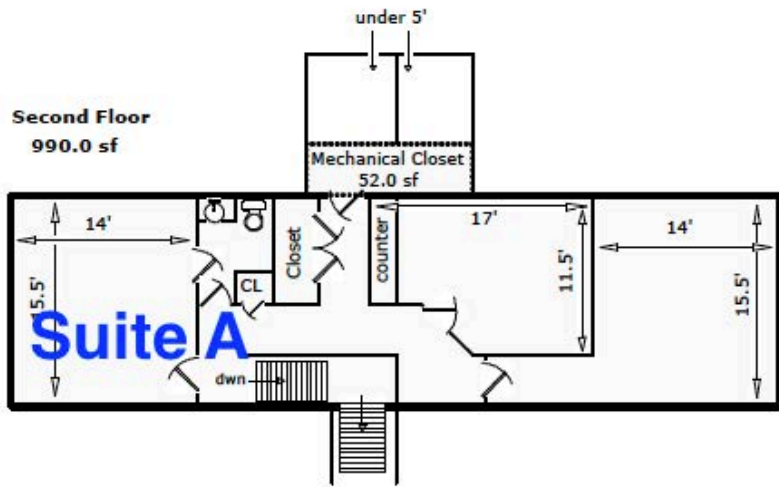
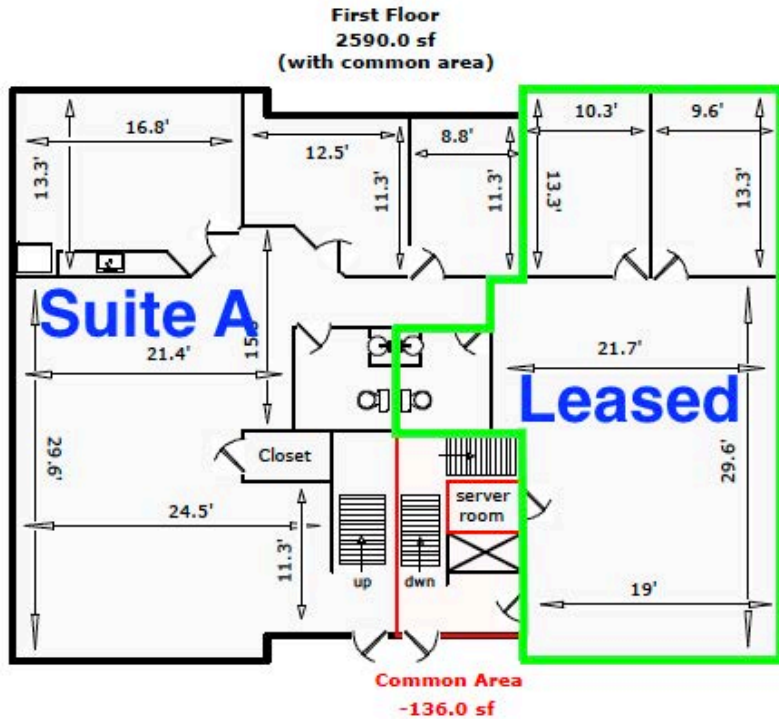
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3932 JFK Pkwy Building 10 Unit A/B  
 Fort Collins, CO  
 Total Leasable Sq Ft: 3632



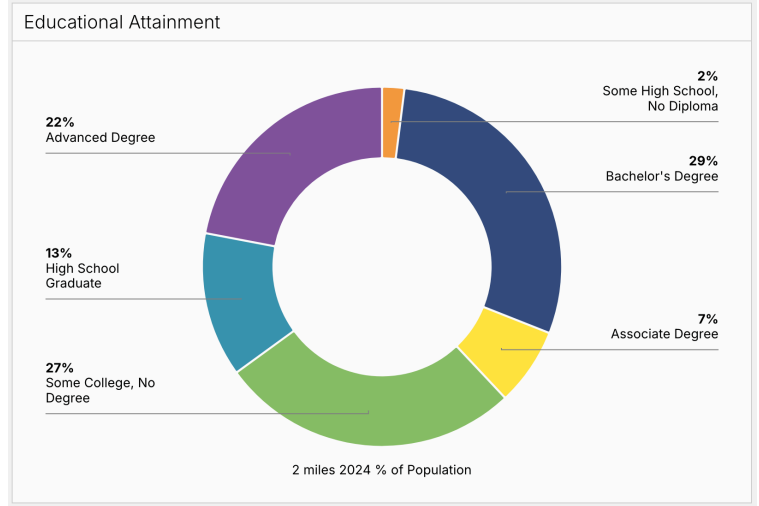
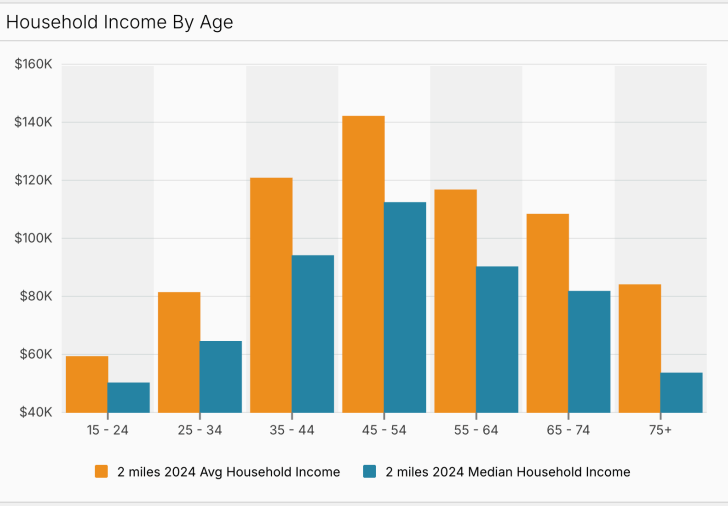
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## POPULATION

	1 MILE
2020 Population	10,810
2024 Population	11,097
2029 Population Projection	11,751
Annual Growth 2020-2024	0.7%
Annual Growth 2024-2029	1.2%
Median Age	34.2
Bachelor's Degree or Higher	47%
US Armed Forces	18

## 2 MILE

2020 Population	46,282
2024 Population	47,634
2029 Population Projection	50,461
Annual Growth 2020-2024	0.7%
Annual Growth 2024-2029	1.2%
Median Age	36.7
Bachelor's Degree or Higher	50%
US Armed Forces	57

## 3 MILE

2020 Population	102,146
2024 Population	103,875
2029 Population Projection	109,778
Annual Growth 2020-2024	0.4%
Annual Growth 2024-2029	1.1%
Median Age	34
Bachelor's Degree or Higher	52%
US Armed Forces	154

## INCOME

	1 MILE
Avg Household Income	\$90,514
Medial Household Income	\$64,406
< \$25,000	637
\$25,000 - 50,000	1,208
\$50,000 - 75,000	1,337
\$75,000 - 100,000	477
\$100,000 - 125,000	382
\$125,000 - 150,000	334
\$150,000 - 200,000	362
\$200,000+	432

## 2 MILE

Avg Household Income	\$105,045
Medial Household Income	\$74,383
< \$25,000	2,218
\$25,000 - 50,000	4,077
\$50,000 - 75,000	4,277
\$75,000 - 100,000	2,492
\$100,000 - 125,000	2,005
\$125,000 - 150,000	1,525
\$150,000 - 200,000	1,884
\$200,000+	2,468

## 3 MILE

Avg Household Income	\$104,001
Medial Household Income	\$75,071
< \$25,000	5,444
\$25,000 - 50,000	7,836
\$50,000 - 75,000	8,206
\$75,000 - 100,000	5,420
\$100,000 - 125,000	4,197
\$125,000 - 150,000	2,767
\$150,000 - 200,000	4,209
\$200,000+	4,924



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