

HARMONY MARKETPLACE

Northwest Corner of Harmony Road & McMurray Avenue, Fort Collins, Colorado

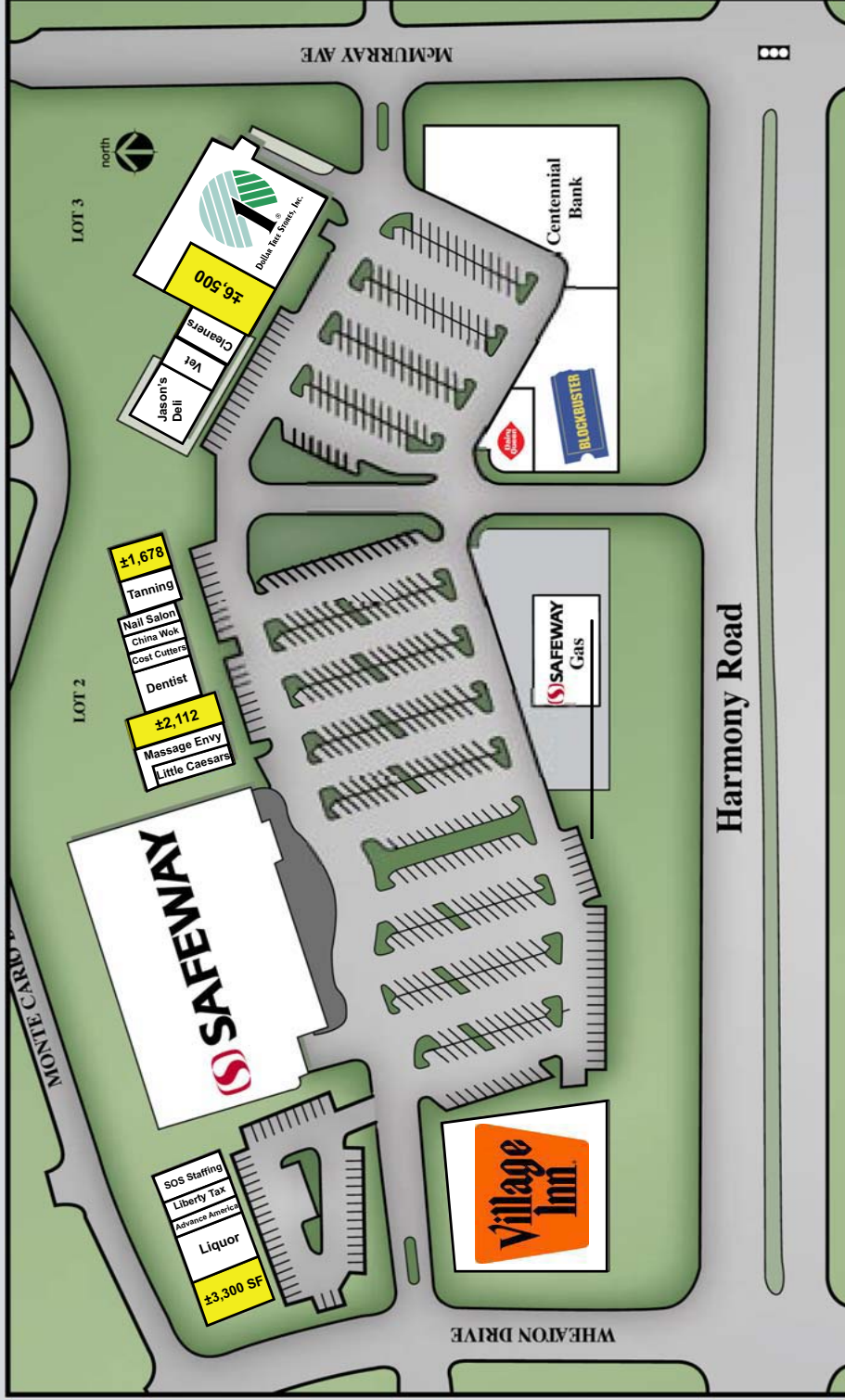
Total Site Area:
±13.18 Acres

Total Building Area:
±87,174 SF

Available Shops:
±1,678 - ±6,500 SF

Trade Area Highlights:

- Average household income in a 1-mile radius of the center is nearly \$100,000.
- The trade area has a strong daytime population from a nearby high tech office park. There are over 75,000 daytime employees within a 5-mile radius.
- The center is located at an intersection with a signal that is utilized by almost 50,000 cars per day.



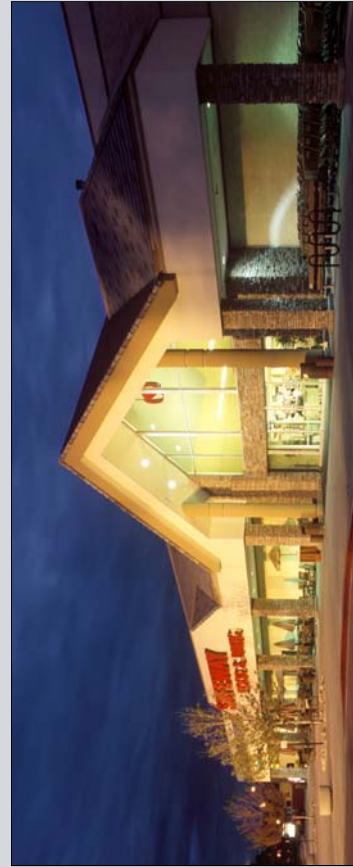
Demographics:
(AnySite Postal Counts - 07/08)

| | | | |
|--------------------|--------|---------|---------|
| Population: | 1 mile | 3 miles | 5 miles |
| | 11,936 | 71,757 | 130,193 |

| | | | |
|----------------------------------|----------|----------|----------|
| Average Household Income: | 1 mile | 3 miles | 5 miles |
| | \$99,907 | \$81,728 | \$72,504 |

Traffic Counts:
(City of Fort Collins - 2007)

Int. of Harmony and McMurray - 48,663 cpd



Jim Gardner
Sr. VP of Marketing

Colby Fincham
Project Manager

jgardner@barclaygroup.net cfincham@barclaygroup.net
480.596.9399 480.596.9399