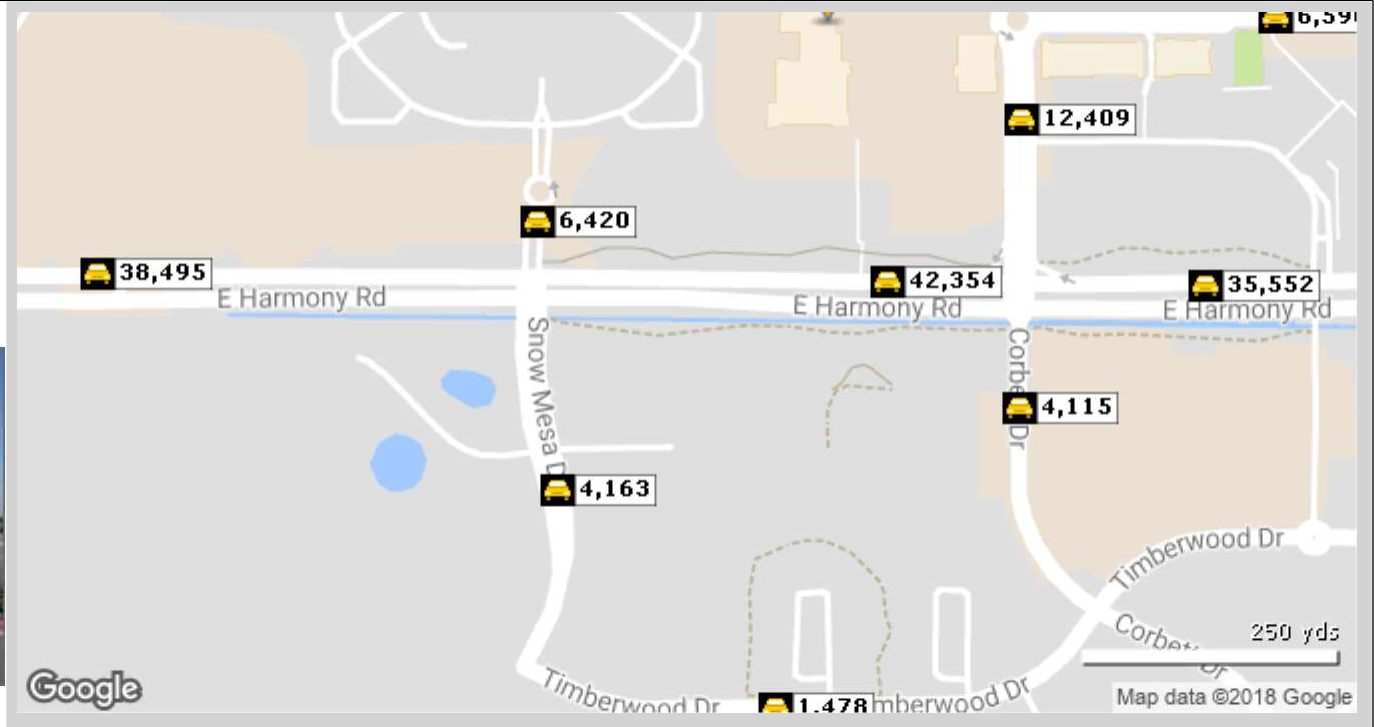


# Traffic Count Report

## Front Range Village

Harmony Rd & Ziegler Rd, Fort Collins, CO 80525

Building Type: **Shopping Center**  
 Center Type: **Regional Mall**  
 Center GLA: **780,653 SF**  
 Year Built: **1991**  
 Total Available: **55,107 SF**  
 % Leased: **94.92%**  
 Rent/SF/Yr: **\$2.83**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Corbett Dr	Council Tree Ave	0.06 N	2017	12,409	MPSI	.12
2	E Harmony Rd	Corbett Dr	0.08 E	2017	42,354	MPSI	.15
3	E Harmony Rd	Snow Mesa Dr	0.05 S	2016	6,420	MPSI	.20
4	Corbett Dr	E Harmony Rd	0.06 N	2017	4,115	MPSI	.24
5	Council Tree Ave	Corbett Dr	0.14 W	2017	6,596	MPSI	.25
6	E Harmony Rd	Gifford Ct	0.06 E	2017	35,552	MPSI	.26
7	Snow Mesa Dr	Timberwood Dr	0.10 S	2016	4,163	MPSI	.30
8	Timberwood Dr	Snow Mesa Dr	0.14 W	2016	1,478	MPSI	.38
9	E Harmony Rd	Timberline Rd	0.14 W	2017	43,577	MPSI	.43
10	E Harmony Rd	S County Road 11	0.14 W	2010	38,495	MPSI	.43