

2352

MAIN STREET
LONGMONT, CO 80501

UTE HIGHWAY

MURPHY
EXPRESS



64 ROOMS

CRISMAN
APARTMENTS

LONGMONT, COLORADO

114 UNITS



RETAIL PAD SITE FOR SALE

TOTAL AVAILABLE:
33,689 SF (0.77 AC)

PURCHASE PRICE:
\$450,000

HIGHLIGHTS:

- Walmart Supercenter located directly to the north
- Crisman Apartments (114 units) located across the street
- Direct Main Street visibility with exposure to over 58K cars per day

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		12,171	71,359	95,792
AVERAGE HH INCOME		\$67,978	\$82,633	\$88,026
DAYTIME POPULATION		10,349	56,301	86,842

ESRI, 2017 Estimates

TRAFFIC COUNTS

		LOCATION
36,181 VPD		Main St. South of Ute Hwy. (Hwy. 66):
22,784 VPD		Main St. North of Ute Hwy. (Hwy. 66):
35,835 VPD		Ute Hwy. (Hwy. 66) West of Main St.:
21,000 VPD		Ute Hwy. (Hwy. 66) East of Main St.:

MPSI, 2015 -2016 Estimates



COLLIERS INTERNATIONAL
4643 South Ulster Street | Suite 1000
Denver, CO 80237
+1 303 745 5800
www.colliers.com

2352

MAIN STREET

LONGMONT, CO 80501



CONTACT:

JAY LANDT

303 283 4569 | jay.landt@colliers.com

