

FOR SALE < RETAIL PAD SITE



2352 Main Street

LONGMONT, CO 80501



Demographics

	1 Mile	3 Miles	5 Miles
Population:	12,320	67,755	91,222
Avg. HH \$:	\$63,537	\$77,600	\$83,380
Daytime Pop:	3,674	19,633	37,768

Source: ESRI 2015 Estimates

Traffic Counts

Ute Highway West of Main Street:	22,203 VPD
Ute Highway East of Main Street:	16,607 VPD
Main Street South of Ute Highway:	24,375 VPD

Source: MSPI 2014 Estimates

Building Information

Available:	33,689 SF (0.77 Acres)
Price:	Contact Broker

Highlights

- Excellent exposure to Main Street
- High Traffic Counts
- Surrounded by strong national retailers such as; Walgreen's, Walmart and Grease Monkey

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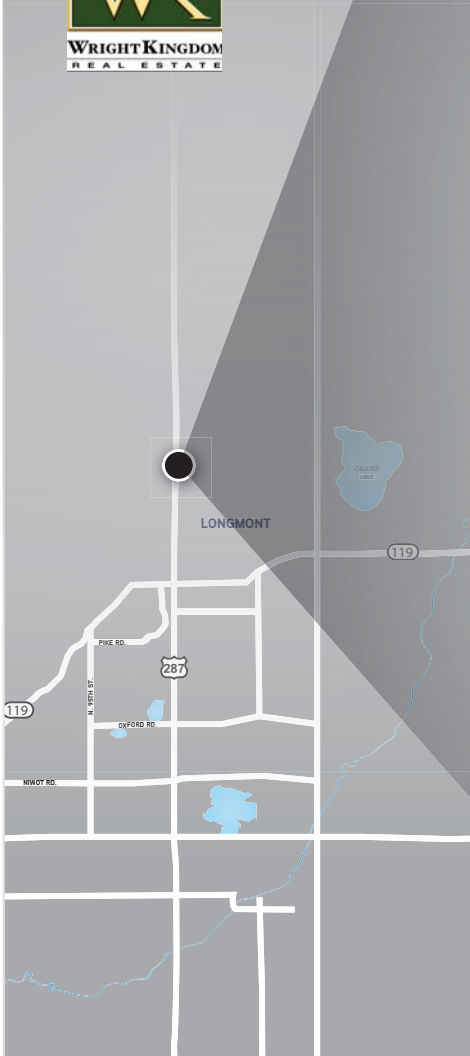
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Location



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