

HARVEST JUNCTION

Longmont Trade Area



Traffic Counts (CDOT 2017)

On Ken Pratt/SH119 east of Martin St	35,000 cars/day
On Main/SH 287 north of Ken Pratt/SH 119	28,000 cars/day
On Main/SH 287 south of Ken Pratt/SH 119	27,000 cars/day
On Ken Pratt/SH119 west of Main/SH287	36,000 cars/day

Demographics (2018 Allocate Data)

	1 mile	3 mile	5 mile	Trade Area
2018 Est. Pop.	7,733	67,443	101,755	92,062
2023 Est. Pop.	8,176	71,138	107,752	94,021
Avg. HH Inc.	\$83,764	\$95,106	\$102,123	\$75,411
Employees	7,798	32,661	41,824	37,907
Businesses	869	3,520	4,402	3,998

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HARVEST JUNCTION

New multi-tenant building, Pads & Small Shops Available

On Ken Pratt Boulevard between Main Street and Martin Street
Longmont, Colorado



OWNED BY



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SullivanHayes
BROKERAGE

we are
RETAIL

AGENCY
DISCLOSURE

Courtney Dahlberg Key
ckey@sullivanhayes.com

Mark Ernster
mernster@sullivanhayes.com

5570 DTC Parkway | Suite100 | Denver, Colorado 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

Pinocchio's ITALIAN EATERY
1,300 SF AVAILABLE
 SportClips
 THE JOINT



Massage Envy
 DSW
 at&t
 maurices
 PEOPLE'S CHOICE
 KIRKLAND'S
 rue21
 urbanwax
 CATO



NEW HOTEL!

LOT 8
 MULTI-TENANT 5,400 SF/divisible
 24 spaces proposed

PARCEL A-2 0.88 AC
PARCEL B 1.386 AC

Hilton Garden Inn
 BioLife PLASMA SERVICES
 TACO BELL
 POND AREA ± 1.557 AC

MAIN STREET (US HWY 287)
30,437 ADT
 (DRCOG 2011)

31,041 ADT
 (DRCOG 2010)

KEN PRATT BOULEVARD (SH-119)

31,350 ADT
 (DRCOG 2011)



HARVEST JUNCTION
 LONGMONT, COLORADO

WALGREENS
 CHASE
 ULTA
 STAPLES
 DICK'S SPORTING GOODS
 BEST BUY
 DSW
 at&t
 maurices
 PEOPLE'S CHOICE
 KIRKLAND'S
 rue21
 urbanwax
 CATO
 Carl's Jr.

Bright Now! Dental Inc.
 T-Mobile
 RED FROG COFFEE

LOT 6 SOUTH

Tokyo JOE'S
 H&R BLOCK
 WHICH WICH
 Toppers



MAIN STREET (US HWY 287)
25,927 ADT
 (DRCOG 2010)



LOWE'S Home Improvement Warehouse
 Improving Home Improvement
 PETCO
 BED BATH & BEYOND
 Michaels
 ROSS DRESS FOR LESS
 Marshalls
 Famous Footwear

EAST BAR SUITE 120 - 1,105 SF

SUMO Japanese Steakhouse
 MATTRESS FIRM
 AMERICA'S BEST CONTACTS & EYEGLASSES
 SALLY Beauty Supply
 NAILS
 express it!
 employment
 Edible MANAGEMENT

