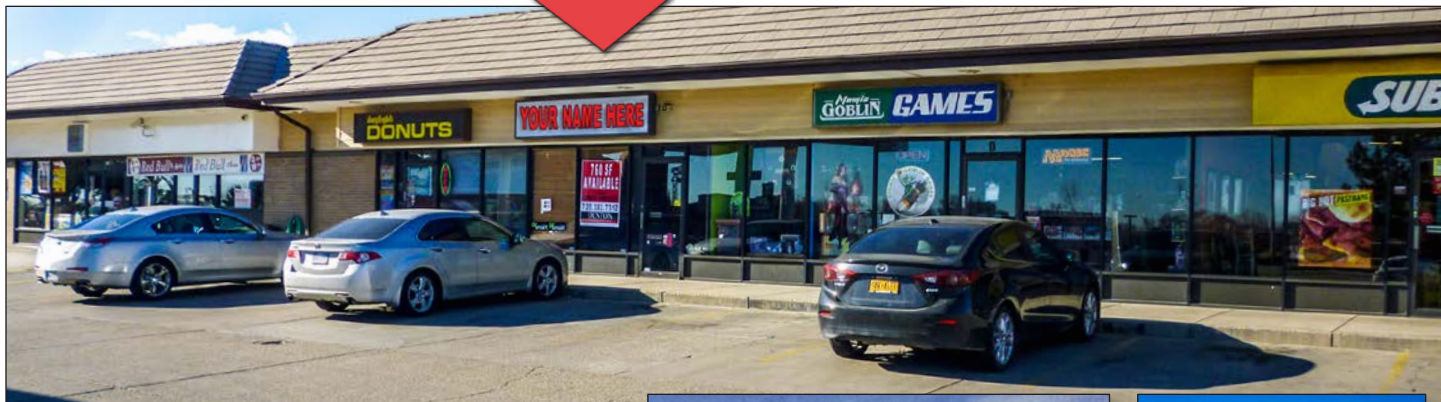


FOR LEASE

Retail Space

CONOCO CENTER
1801 Hover Street, Unit C
Longmont, Colorado 80501



- Rare vacancy in high-traffic area
- 760 SF Available
- \$14.00/SF NNN
- Ample on-site parking
- Excellent signage



Demographics (Source: Allocate Data 2017)

	1 mile	3 miles	5 miles
Population	16,876	64,412	97,830
Average HH Income	\$75,010	\$74,726	\$86,694
Employees	5,444	25,809	37,420
Businesses	560	3,020	4,165

Traffic Counts (DRCOG 2015)

On 17th Ave east of Hover St	15,800 vehicles/day
On Hover St north of 17th Ave	27,900 vehicles/day

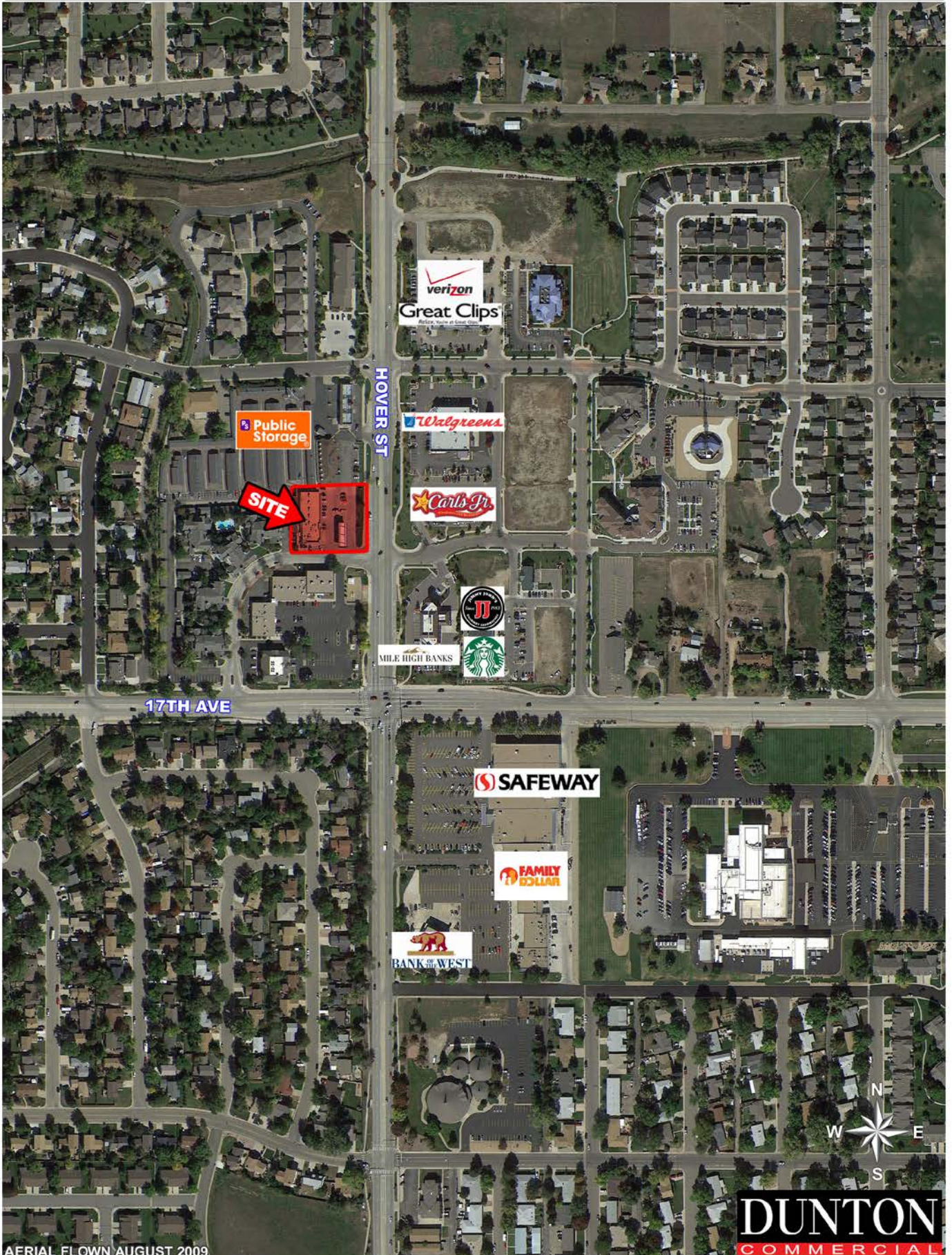
Chris Vincent
cvincent@dunton-commercial.com
720.382.7312 | 303.775.4329 cell

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1801 Hover Street ~ Longmont



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PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:/AERIALS/DUNTON/1801Hover_Close_GE.PSD