

SANDSTONE MARKETPLACE: PADS & SHOP SPACE AVAILABLE

SEQ HIGHWAY 119 & COUNTY LINE ROAD | LONGMONT, COLORADO



INFORMATION

- 21.5 Acres available - will subdivide
- Anchor, hospitality, medical, retail pads & shop space available
- Adjacent to Walmart Supercenter
- Pads front heavily-traveled Highway 119
- Proposed UC Health Longmont Hospital on northwest corner of intersection

HOSPITAL FACTS

- Estimated June 2015 groundbreaking; opening late 2016/early 2017
- Approximately 165,000 SF
- 48 inpatient beds
- 200 new, permanent jobs
- Intensive Care Unit, operating rooms, emergency department, advanced cardiac services, birth center, heliport
- Pursuing LEED certification

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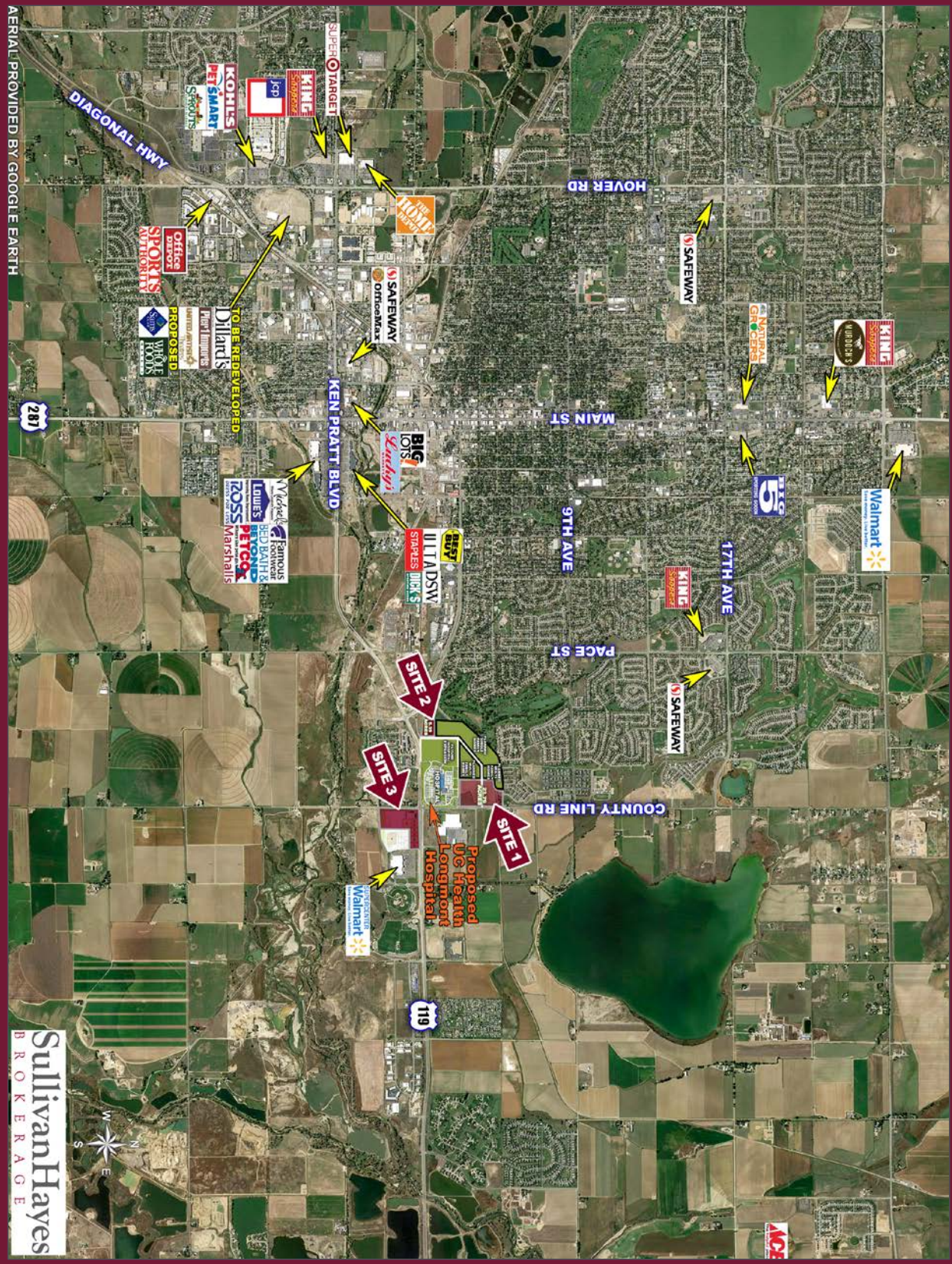
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DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE	10 MILE
Population	2,583	16,203	40,018	86,057	163,970
Avg. HH Inc.	\$99,000	\$84,873	\$75,607	\$76,935	\$89,639
Employees	695	4,188	13,477	35,024	64,710
Businesses	111	537	1,803	3,980	6,644

Source: Allocate Data 2014

TRAFFIC COUNTS

On Hwy 119 west of County Line Rd	27,261 cars/day
On Hwy 119 east of County Line Rd	31,378 cars/day
On County Line Rd north of Hwy 119	9,656 cars/day
On County Line Rd south of Hwy 119	5,600 cars/day

Source: Google Earth 2012

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 BROKERAGE

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