

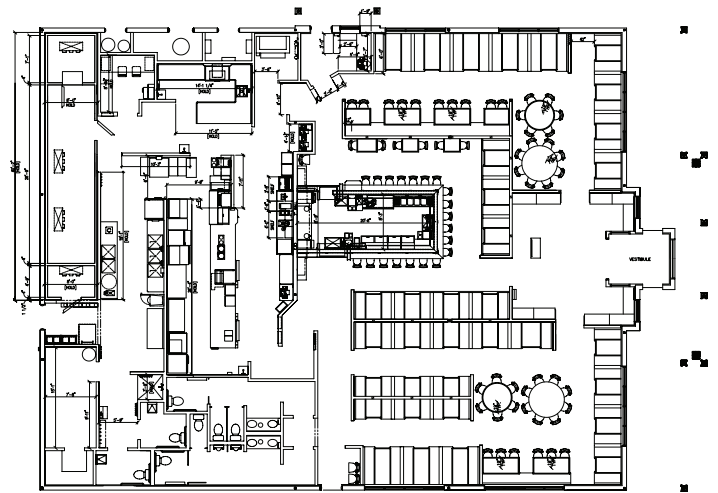
FOR SALE

1315

**Dry Creek Dr.
Longmont, CO 80503**

Size: 6,192 SF / Year Built: 2004 / Land Size: 1.65 AC

— Contact Broker for Pricing —



- * Built in 2004
- * Freestanding restaurant in the heart of Longmont's retail trade area

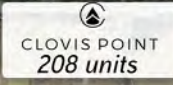
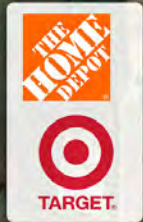
- * Surrounded by over 430 hotel rooms
- * FF&E included
- * Longmont taxes — \$40,002

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TWIN PEAKS CHARTER ACADEMY
758 STUDENTS

SUNSET MIDDLE SCHOOL
758 STUDENTS

INDIAN PEAKS ELEMENTARY
758 STUDENTS

SITE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,780	47,726	105,388
Total Daytime Population	10,661	50,266	98,669
Average HH Income	\$136,724	\$113,132	\$106,944

ESRI 2020 Estimates

TRAFFIC COUNTS

Clover Basin Dr. West of Dry Creek Dr.	8,935 VPD — 2018
Clover Basin Dr. East of Dry Creek Dr.	13,610 VPD — 2020
S. Hover Rd. South of Clover Basin Dr.	34,827 VPD — 2018
S. Hover St. North of Clover Basin Dr.	34,367 VPD - 2018

ESRI 2020 Estimates