

FORMER GOODTIMES SPACE AVAILABLE

RESTAURANT SPACE AVAILABLE FOR LEASE



305 KEN PRATT BOULEVARD | LONGMONT, CO

TRAFFIC

| | |
|------------------------------------|-----------------|
| On Ken Pratt Blvd east of Main St | 35,000 cars/day |
| On Ken Pratt Blvd west of Main St | 36,000 cars/day |
| On Main St north of Ken Pratt Blvd | 28,000 cars/day |
| On Main St south of Ken Pratt Blvd | 27,000 cars/day |

Source: DRCOG 2017

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|-----------|
| Est. Population | 7,733 | 67,443 | 101,755 |
| Avg Household Inc | \$83,764 | \$95,106 | \$102,123 |
| Employees | 7,798 | 32,661 | 41,824 |
| Businesses | 869 | 3,520 | 4,402 |

Demographics Source: Applied Geographic Solutions 2018

SITE INFORMATION

- Lot size: 40,598 SF
- Building size: 2,369 SF



SullivanHayes
B R O K E R A G E

we are
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

AGENCY
DISCLOSURE

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