

RESTAURANT & RETAIL SPACE AVAILABLE ON MAIN STREET

150 MAIN STREET | LONGMONT, COLORADO 80501



INFORMATION

- Approximately 10,000 SF of new construction restaurant/retail space in Downtown Longmont
- 315 apartment units on site with more planned residential to the east and along St. Vrain Greenway
- Fantastic visibility and access to project on Main and 2nd Ave
- Building 2 Delivering November 2019, Building 1 delivering January 2020
- Over 35 parking spaces for retail on site in addition to abundance of street parking
- Plenty of patio seating for restaurants with easy walkability to downtown

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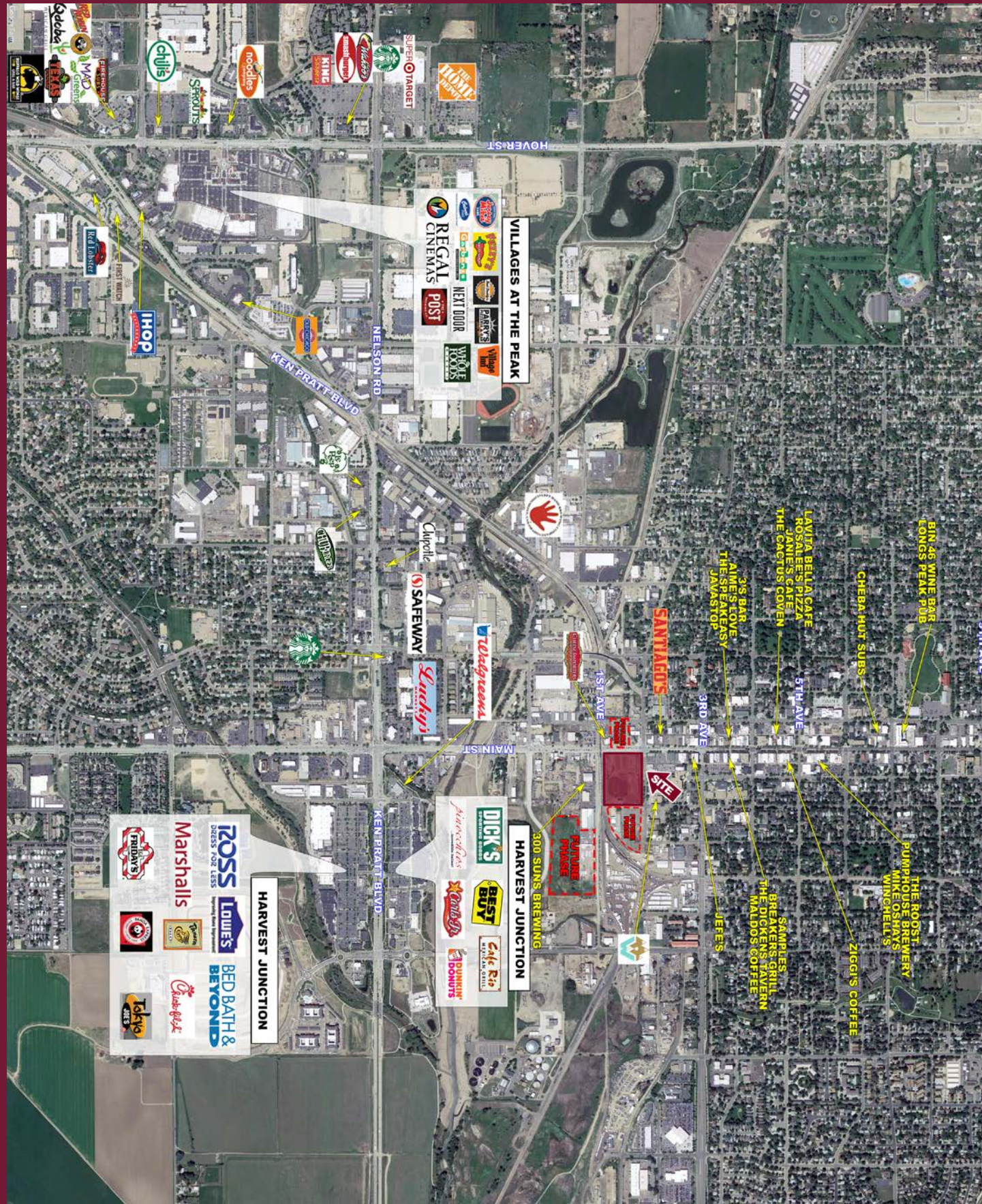
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	9,215	80,116	100,579
Avg Household Inc	\$67,826	\$93,409	\$101,139
Employees	9,703	35,654	41,200
Businesses	1,190	3,855	4,351

Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On 1st Ave east of Main St	1,800 cars/day*
On Main St north of 1st Ave	24,000 cars/day
On Main St south of 1st Ave	23,000 cars/day

Source: CDOT 2017, Longmont 2017