

HARVEST JUNCTION

Longmont Trade Area



Traffic Counts (DRCOG 2011; '2010)

On Ken Pratt/SH119 east of Martin St	31,350 cars/day
On Main/SH 287 north of Ken Pratt/SH 119	30,437 cars/day
On Main/SH 287 south of Ken Pratt/SH 119	25,927 cars/day
On Ken Pratt/SH119 west of Main/SH287	31,041 cars/day

Demographics (2013 Allocate Data)

	1 mile	3 mile	5 mile	Trade Area
2013 Est. Pop.	7,887	67,182	96,032	92,062
2018 Est. Pop.	8,012	68,254	97,624	94,021
Avg. HH Inc.	\$63,255	\$72,667	\$77,651	\$75,411
Employees	7,890	29,678	36,462	37,907
Businesses	780	3,183	3,950	3,998

The information contained herein has been compiled from sources believed to be reliable. However, SullivanHayes has not independently verified the same and makes no guarantee, warranty or representation about such information. Any opinions, assumptions or projections used are for illustrative purposes only and do not necessarily represent the current or future performance of the property. Site plans, renderings, aerials, marketing data, pricing and other terms are subject to change at any time. You and your tax, financial and legal advisors should make a thorough independent investigation of the property to determine its suitability to your needs. SullivanHayes, its broker associates and its salespersons, are or will be acting as agents of the seller/lessor with the duty to represent the interests of the seller/lessor. SullivanHayes will not act as your agent unless an agency agreement is signed and in effect.

HARVEST JUNCTION

Anchor, Pads & Small Shops Available

On Ken Pratt Boulevard between Main Street and Martin Street
Longmont, Colorado



OWNED BY

**RAMCO
GERSHENSON**
PROPERTIES TRUST

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

SullivanHayes
B R O K E R A G E

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HARVEST
JUNCTION
LONGMONT, COLORADO

MAIN STREET (US HWY 287)
30,437 ADT (DRCOG 2011)

31,041 ADT (DRCOG 2010)

31,350 ADT (DRCOG 2011)

MAIN STREET (US HWY 287)
25,927 ADT (DRCOG 2010)

