

FOR LEASE

110 Emery Street

Longmont, Colorado



PROPERTY HIGHLIGHTS

Just 3,500 SF remaining east end-cap - divisible

Join Dee-O-Gee, Local Drive and Copper Sky Distillery in this flexible retail space within the South Main district of Longmont

Great ample parking and monument signage available



Mike DePalma
720.382.7597
mdpalma@sullivanhayes.com

SH

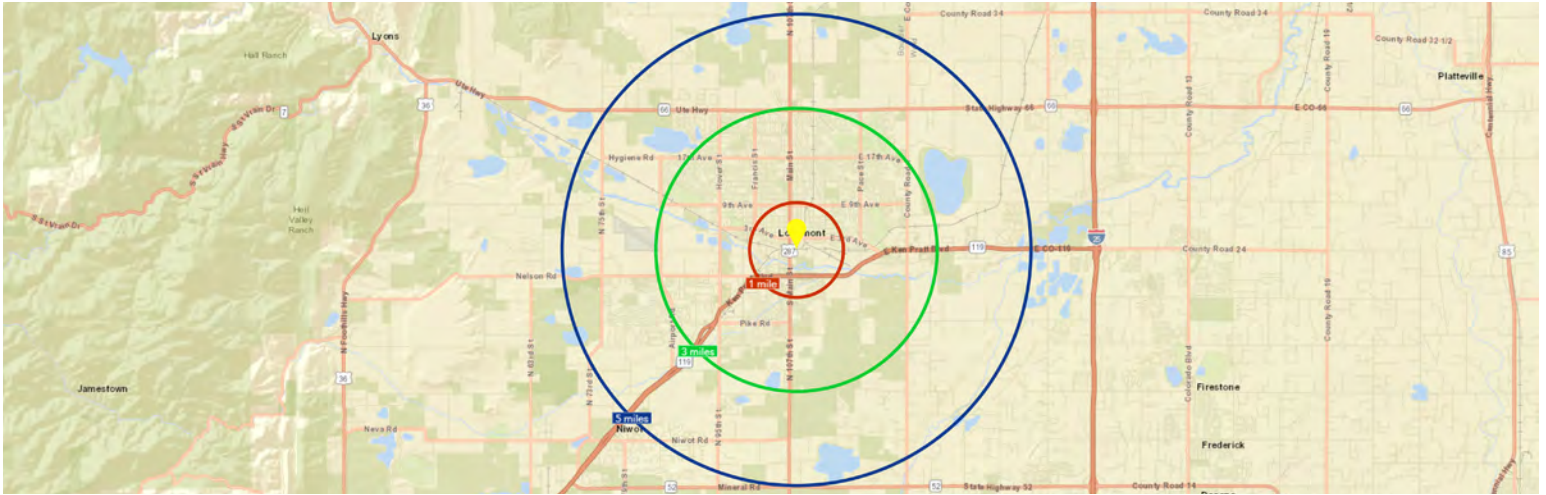
SITE PLAN



TRADE AREA



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	11,077	84,487	109,087
PROJ. POPULATION IN 2028	11,201	85,912	111,865
AVG. HOUSEHOLD INCOME	\$91,459	\$113,433	\$120,864
DAYTIME POPULATION (EMPLOYEES)	10,848	35,648	40,230

SOURCE: ESRI 2023

TRAFFIC COUNTS

LOCATION	CARS/DAY
Main St north of 1st Ave	21,000
Main St south of 3rd Ave	28,512 ³
2nd Ave east of Main St	3,734 ¹
1st Ave east of Main St	16,680 ²

SOURCE: ESRI 2022, ¹2021, ²2019, ³2019



ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

110 Emery Street

Longmont, Colorado

Mike DePalma

720.382.7597

mdepalma@sullivanhayes.com

SH

SullivanHayes Brokerage DTC
5570 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.534.0900



All information to be independently verified.