



# NEW RETAIL MAKER SPACE IN DOWNTOWN LONGMONT

## 300 2ND AVENUE

LONGMONT, COLORADO

### PROPERTY HIGHLIGHTS

- 3,894 SF with patio (3,506 SF)
- Join Wibby Brewery, Copper Sky Distillery, the planned food hall and more within the South Main district of Longmont
- Great outdoor opportunities, ample parking and signage available
- Open to winery/brewery/distillery, restaurant, maker space, retail and more



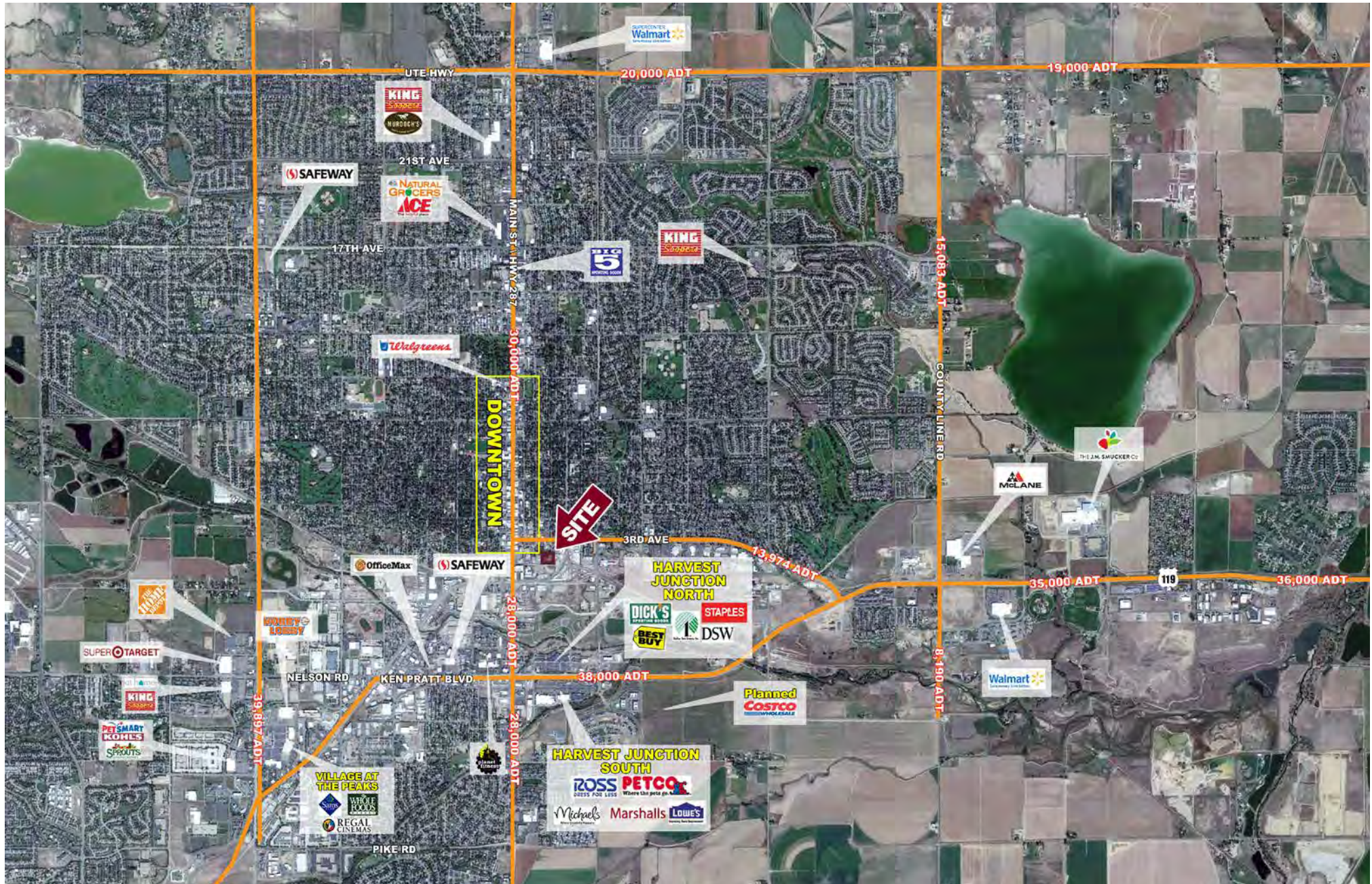
Michael DePalma  
720.382.7597  
mdpalma@sullivanhayes.com

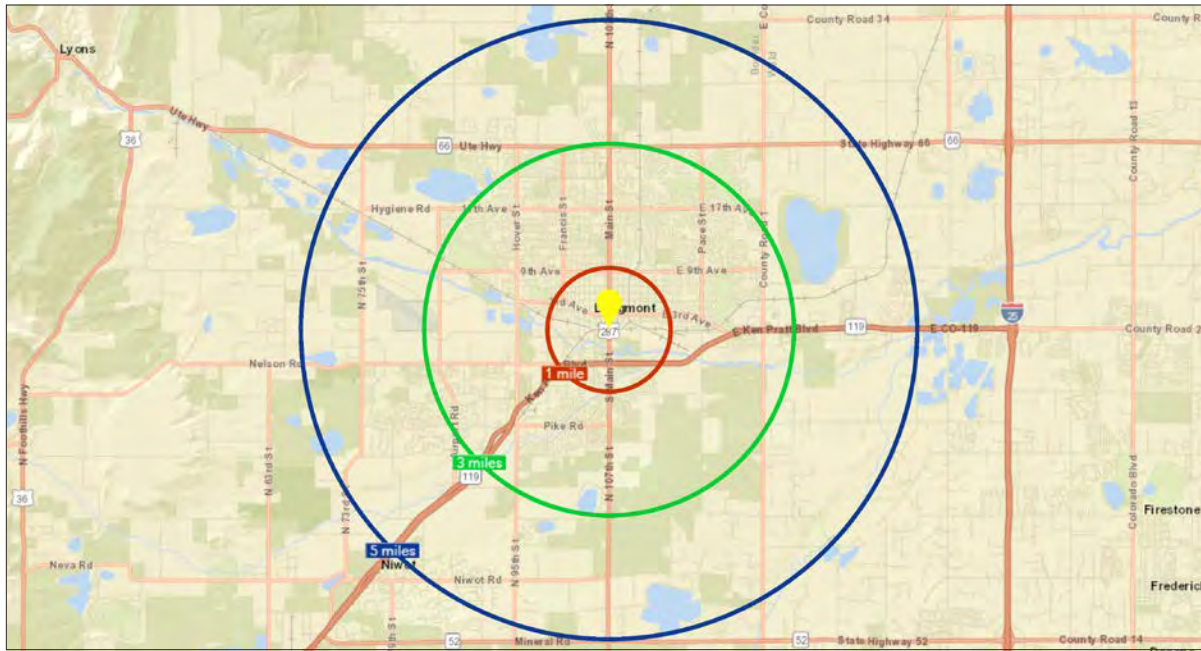
SH

# LOCAL AREA



# TRADE AREA





MAP IMAGE COURTESY OF ESRI 2022

## TRAFFIC COUNTS

LOCATION	CARS/DAY
Main St south of 3rd Ave	28,000
Main St north of 3rd Ave	30,000
2nd Ave east of Main St	3,100 <sup>1</sup>
2nd Ave west of Main St	5,500 <sup>1</sup>

SOURCE: CDOT 2022, City of Longmont 2016

## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	10,863	83,467	108,379
PROJECTED POPULATION IN 2028	10,932	84,325	111,467
AVERAGE HOUSEHOLD INCOME	\$91,198	\$113,150	\$120,644
DAYTIME POPULATION (EMPLOYEES)	10,891	35,349	40,064

SOURCE: ESRI 2023

## 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](http://www.sullivanhayes.com)



**BROKER CONTACT**

# 300 2nd Avenue

Longmont, Colorado

Mike DePalma

303.370.7476

[mdepalma@sullivanhayes.com](mailto:mdepalma@sullivanhayes.com)



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



All information to be independently verified.