



150 MAIN STREET  
LONGMONT, CO



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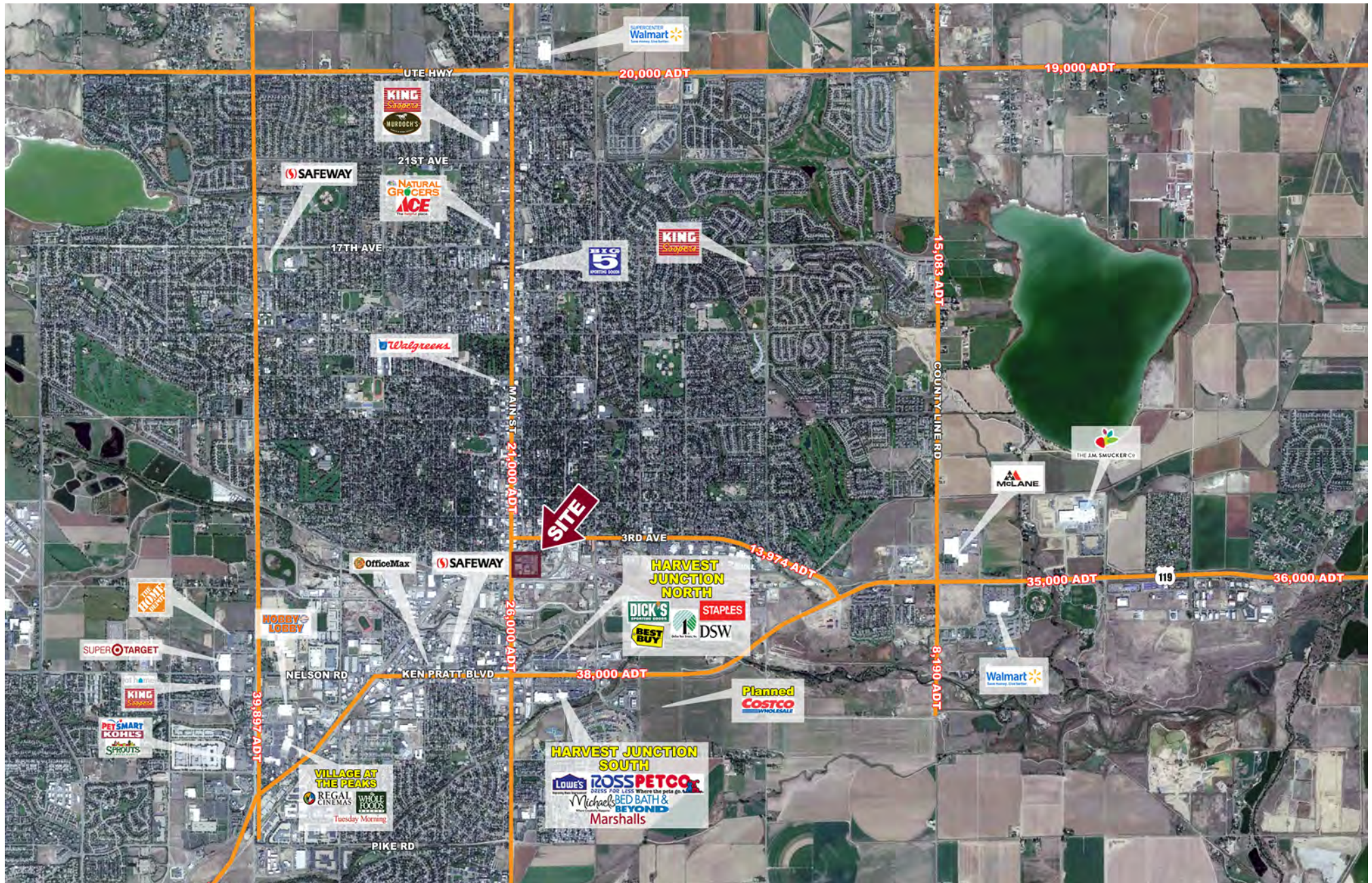


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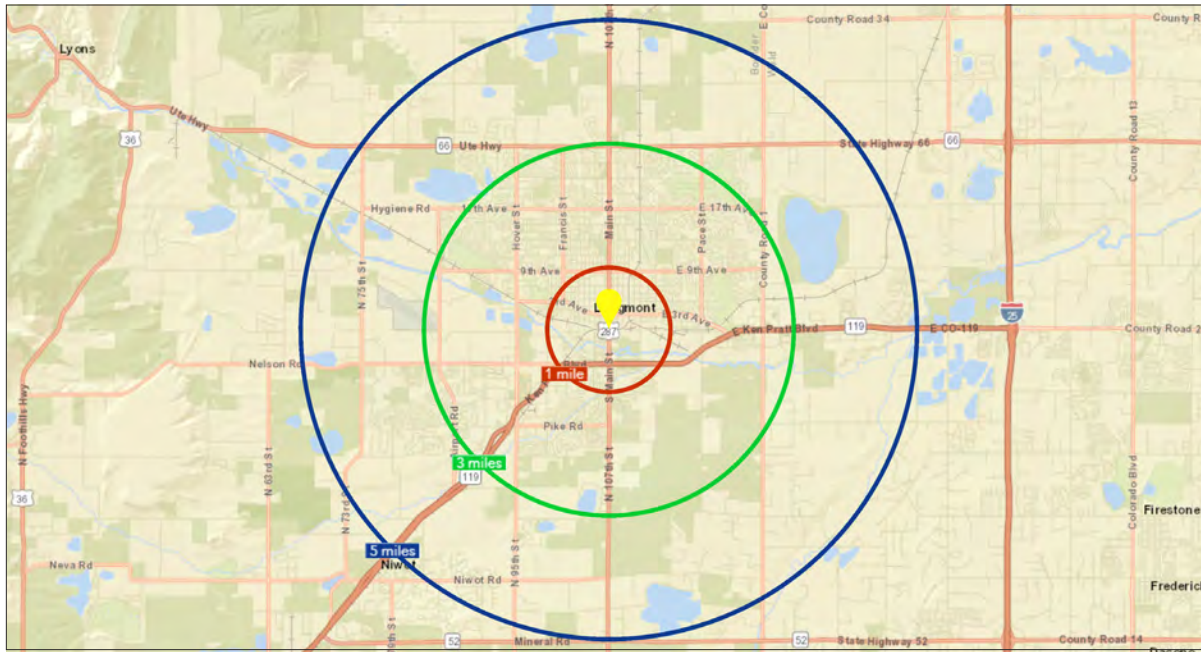
# SITE PLAN



# TRADE AREA



# AREA DEMOGRAPHICS



MAP IMAGE COURTESY OF ESRI 2022

## PROPERTY HIGHLIGHTS

1,500 - 2,375 SF of new construction restaurant/retail space in Downtown Longmont

Over 35 parking spaces for retail on site in addition to abundance of street parking

Join Urban Field, High Country Bank, Tribal Rites and more

## TRAFFIC COUNTS

LOCATION	CARS/DAY
Main St north of Ken Pratt Blvd	26,000
Main St north of 3rd Ave	21,000

SOURCE: CDOT 2021

## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	9,704	84,221	109,608
PROJECTED POPULATION IN 2027	9,739	84,769	110,774
AVERAGE HOUSEHOLD INCOME	\$94,804	\$116,213	\$124,794
DAYTIME POPULATION (EMPLOYEES)	10,870	34,666	39,042

SOURCE: ESRI 2022

## 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**

### SOUTH MAIN STREET STATION

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All information to be independently verified.