

# NEW DOWNTOWN LONGMONT RETAIL SPACE

300 2nd Avenue, Longmont, CO



## DEMOGRAPHICS

### POPULATION



1 Mile:	3 Mile:	5 Mile:
9,951	78,159	110,268

### DAYTIME POPULATION



1 Mile:	3 Mile:	5 Mile:
9,525	30,402	35,891

### HOUSEHOLDS



1 Mile:	3 Mile:	5 Mile:
4,158	31,740	44,451

### AVG. HH INCOME



1 Mile:	3 Mile:	5 Mile:
\$99,646	\$125,350	\$132,765

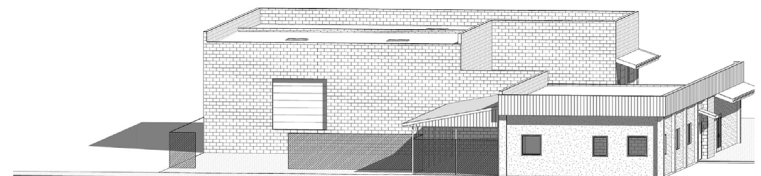
### AVG. DAILY TRAFFIC



On Main Street north of 1st Ave 26,236 VPD

## PROPERTY OVERVIEW:

- 1,875 SF available (with 3,506 SF patio)
- Great outdoor opportunities, ample parking and signage available
- Open to winery / brewery / distillery / restaurant / retail and more
- Join Wibby Brewery, Copper Sky Distillery, Granary Food Hall (coming soon), and more



For more information, contact:

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**SITE**

DOWNTOWN  
LONGMONT

UCHealth  
Hospital  
Now Open  
172,000 SF  
50-75 Beds

