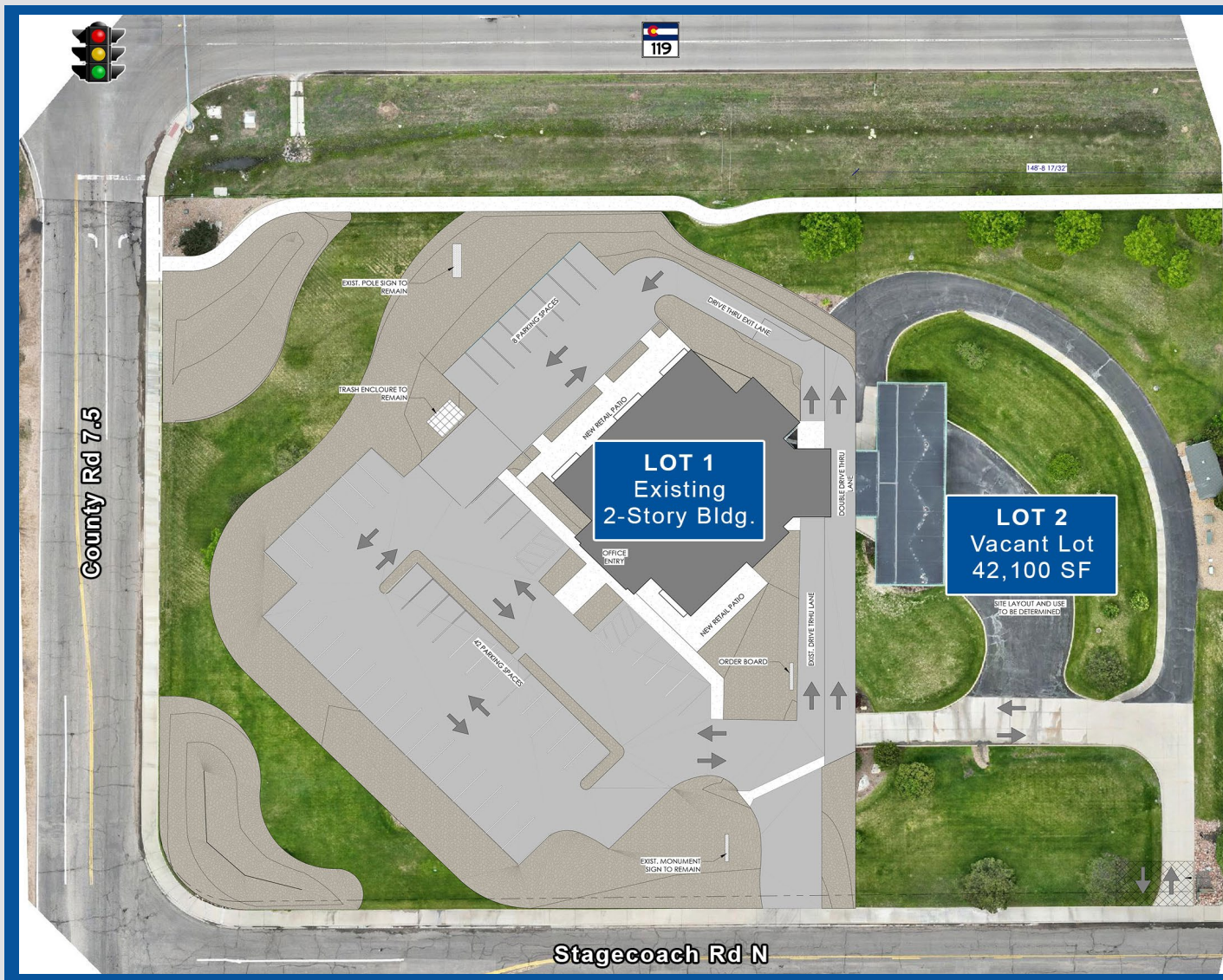


Highway 119 & I-25 Retail

3561 Stagecoach Road, Longmont, CO



DEMOGRAPHICS

POPULATION



2 Mile:	7,816
5 Mile:	55,634
10 Mile:	192,091

EMPLOYEES



2 Mile:	3,568
5 Mile:	12,973
10 Mile:	54,036

AVG. HH INCOME



2 Mile:	\$141,644
5 Mile:	\$144,484
10 Mile:	\$142,571

TRAFFIC COUNTS



On Hwy 119 at Site:	32,991 vpd
On I-25 at Hwy 119:	107,136 vpd

Mike DePalma

720 598 6043

mdepalma@creginc.com



PROPERTY OVERVIEW

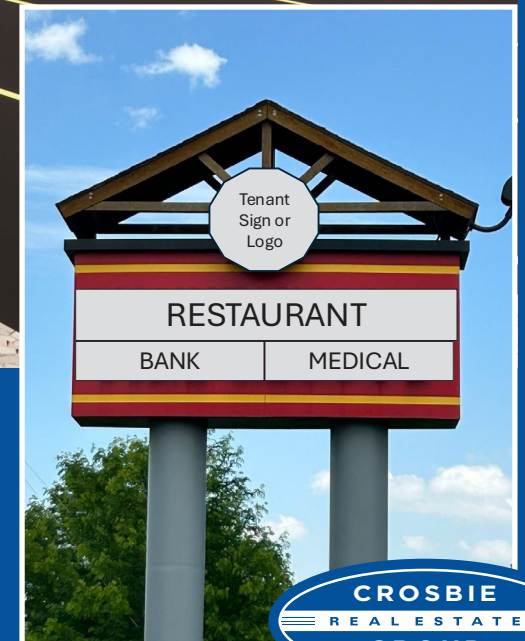
- 5,500 SF (divisible) ground floor retail space with drive-thru available for lease
- 5,500 SF (divisible) office or service retail space available for lease
- 42,100 SF pad site with drive-thru for sale, ground lease or build to suit

PROPERTY FEATURES

- Hard corner, fully signalized intersection
- Large pole sign
- Rapidly growing trade area

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FOR MORE INFORMATION:

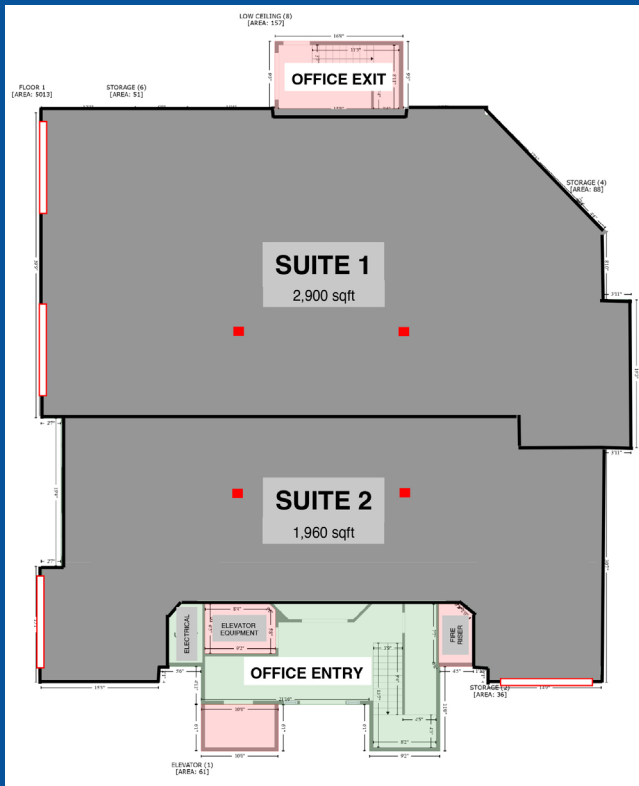
Mike DePalma | 720-598-6043 | mdepalma@creginc.com



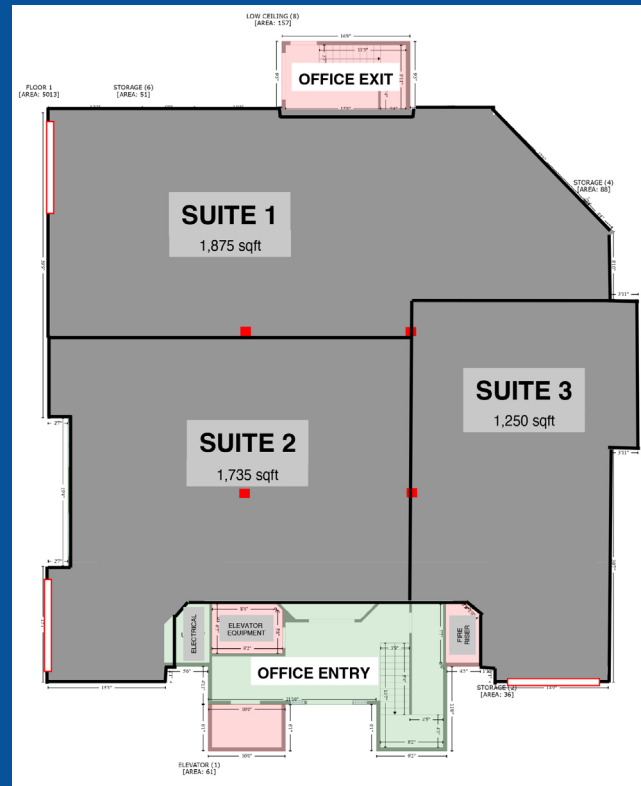
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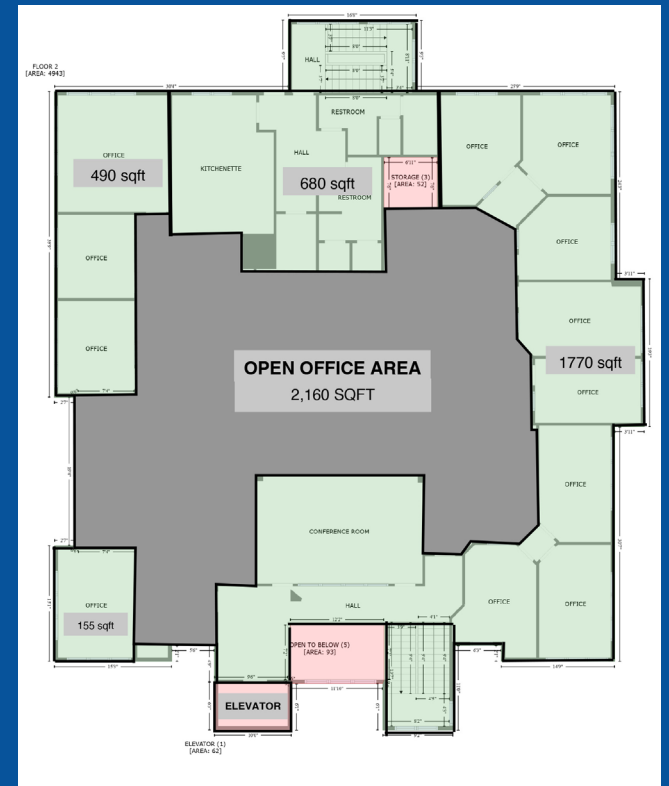
SAMPLE DEMISING



Level 1 Option



Level 1 Option



Level 2 Option

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