

FOR LEASE

2060
MAIN STREET
 Longmont, CO 80501



**FREESTANDING
 AUTOMOTIVE BUILDING**



**CONTACT BROKER
 FOR PRICING**

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**BROKERAGE
 DISCLOSURE**

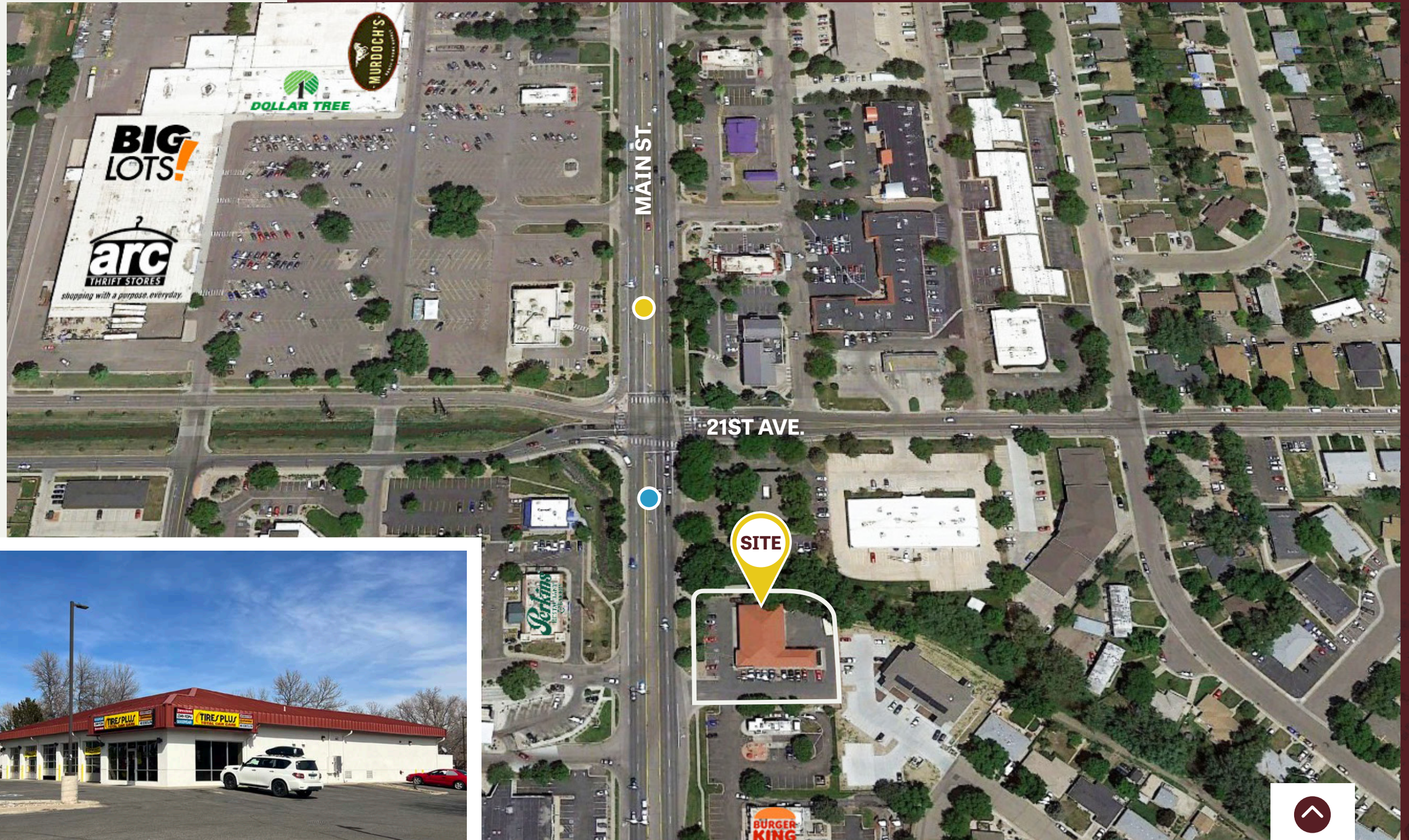
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BUILDING HIGHLIGHTS

- 5 Drive Thru Bay Doors
- 22 Total Parking Spaces (2 handicapped)
- Excellent Main Street Visibility
- Retail Dense Corridor
- High Average Incomes

BUILDING INFORMATION

- **6,108 SF**
freestanding building
- 0.72 AC lot size
- YOC: 2003
- Taxes - \$34,714



NORTH



**MONUMENT SIGN
ALONG MAIN STREET!**

TRAFFIC COUNTS

- Main Street S/O 21st Avenue: 33,396 VPD
- Main Street N/O 21st Avenue: 29,024 VPD (MPSI 2022 Estimate)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Total Population	18,048	73,751	104,990
2022 Total Daytime Population	14,694	62,603	95,136
Average Household Income	\$95,403	\$110,528	\$121,646

Source: Esri 2022 estimates