



For Lease

Main Street Retail Space

Towne Square Shoppes

829 Main Street, Unit 2

Longmont, CO 80501



Property Overview

- Upfront off-street customer parking
- Move-in ready
- Historic downtown Longmont location
- Entrance & Signage on Main Street and Coffman Street
- Available for immediate occupancy
- Roof and mechanicals are new
- Updated interior includes paint, flooring, lighting, and more

Lease Rate: \$16.50 / SF NNN



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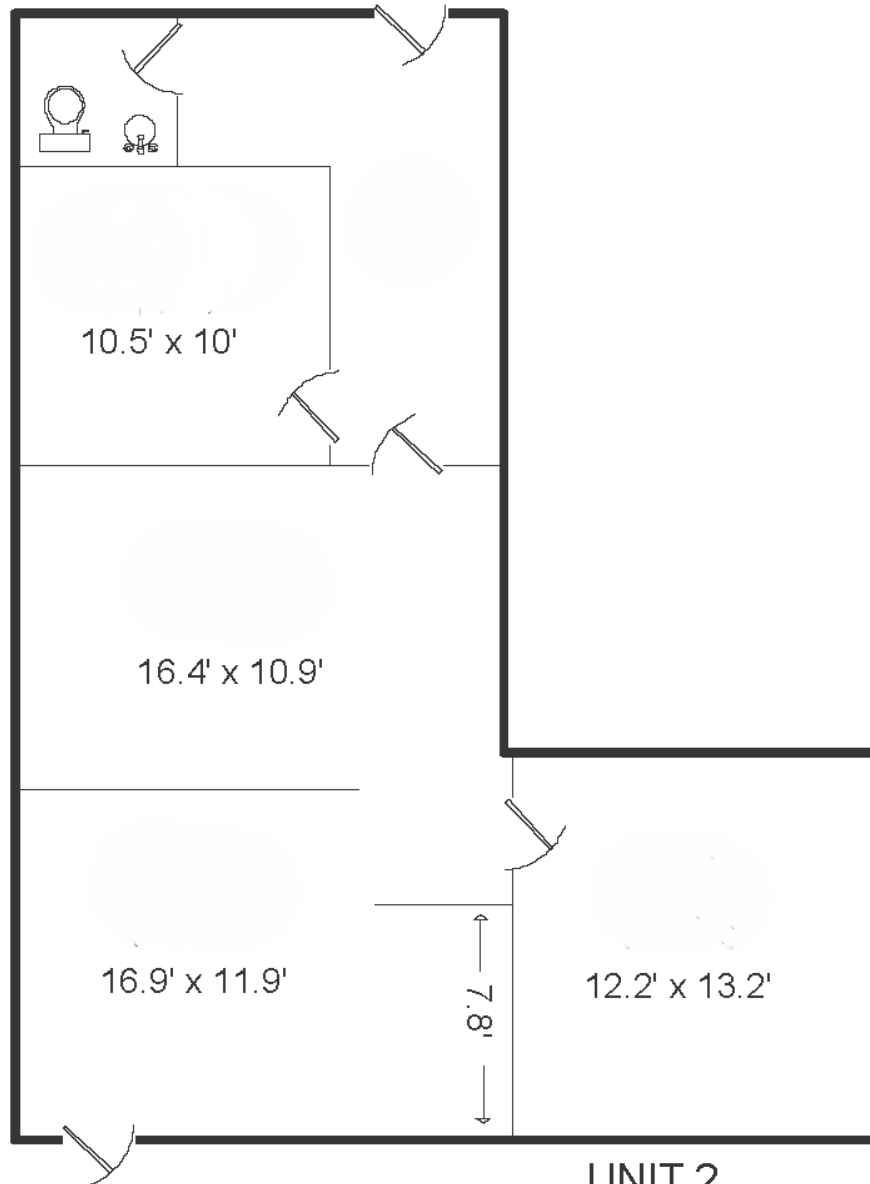
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UNIT 2

864 SF



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Property Facts

Unit #3:	864 SF
Bathroom:	1
Unit #:	2
Parking:	27, Shared
County:	Boulder
Op Ex:	\$9.25/SF (2025 est.)

Location & Area Amenities

- Excellent location in the center of Longmont on Main Street (US 287). A lit sign on Main Street provides exposure to high vehicle counts, greater than 30,000 per day in each direction (2018).
- Close proximity to Interstate 25 creates great exposure and visibility for any business
- A wide range of retailers exist within a ½ mile radius include – Dozens of Restaurants along Historic Main Street, Starbucks, Dutch Bros., Walgreens, FedEx, UPS, Safeway, Natural Grocers, Chipotle, Five Guys, Lowes, Ace Hardware, Dick's Sporting Goods, and many more
- Lighted signs at the front and on Main Street and Coffman Street
- Lighted tenant ID sign over front door
- Many nearby parks and new residential developments



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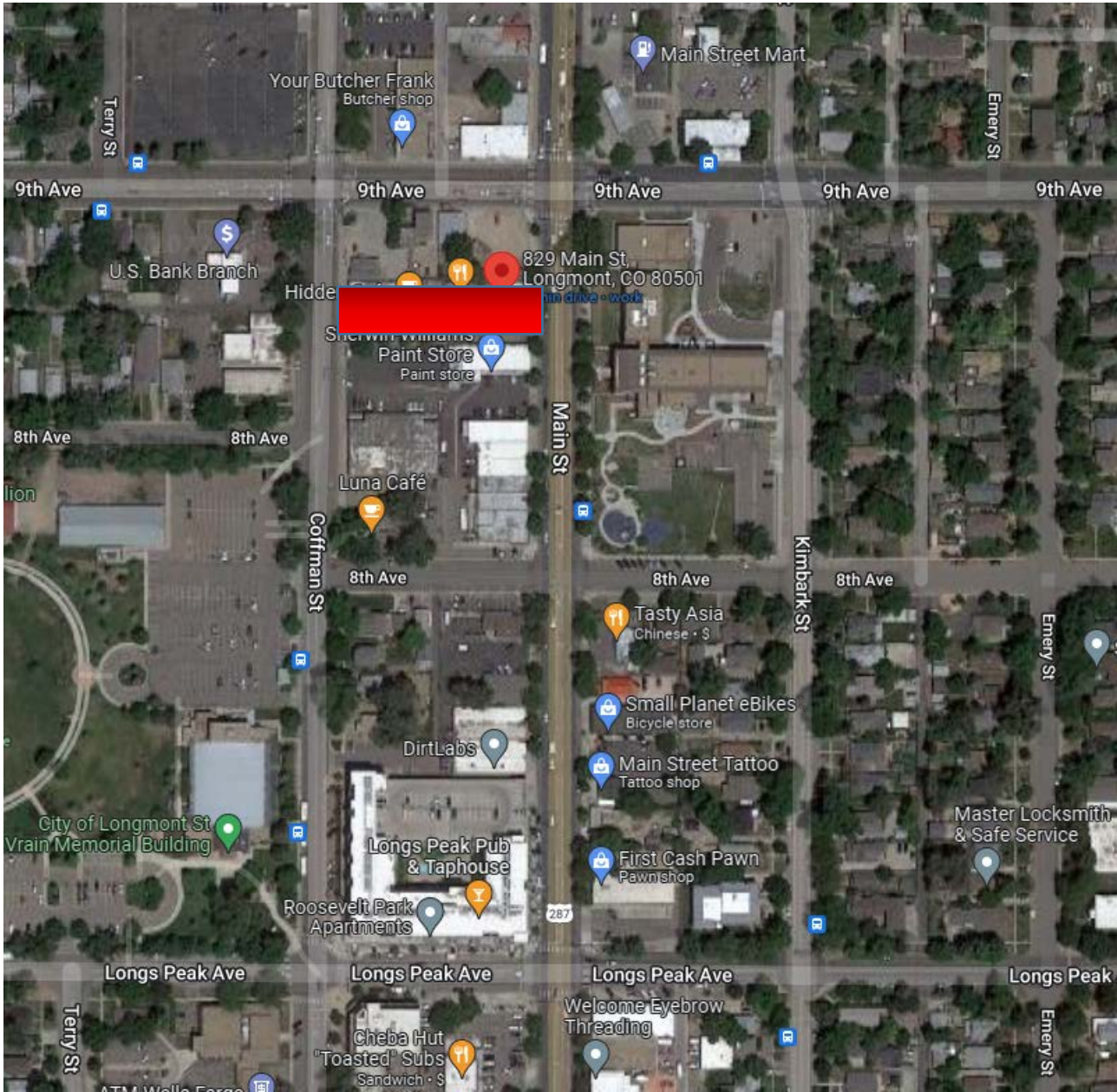


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