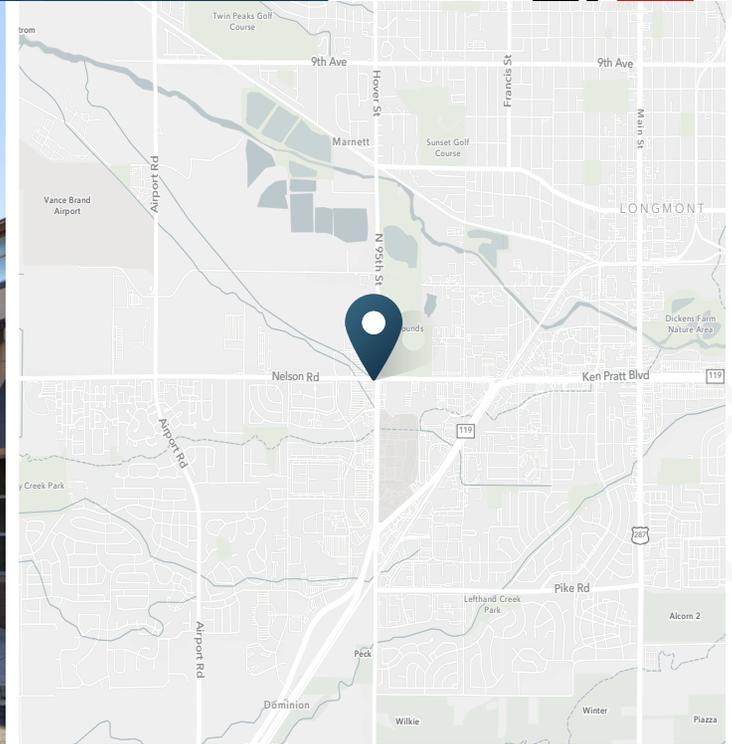


Retail Space Available

589 S Hover St | Longmont, CO 80501



FOR LEASE

3,546 SF

Available 10/31/2026

\$32.00/SF

Asking Rate

\$24.60/SF

NNN



Owner

ABOUT THE PROPERTY

- Target anchored shopping center with over 1.6M visitors per year (Placer.ai)
- Signalized intersection directly across from Village at the Peaks

TRAFFIC COUNTS

Hover St: n/o Nelson Rd	39,897 VPD
Nelson Rd: w/o Hover St	19,384 VPD
Nelson Rd: e/o Hover St	19,158 VPD

Year: 2015-2023 | Source: DRCOG

CONTACT

Tami Lord | 303.390.5244 | tami.lord@srsre.com

JOIN THESE RETAILERS

SUPER TARGET



KRAVE IT

WHOLE FOODS MARKET



REGAL

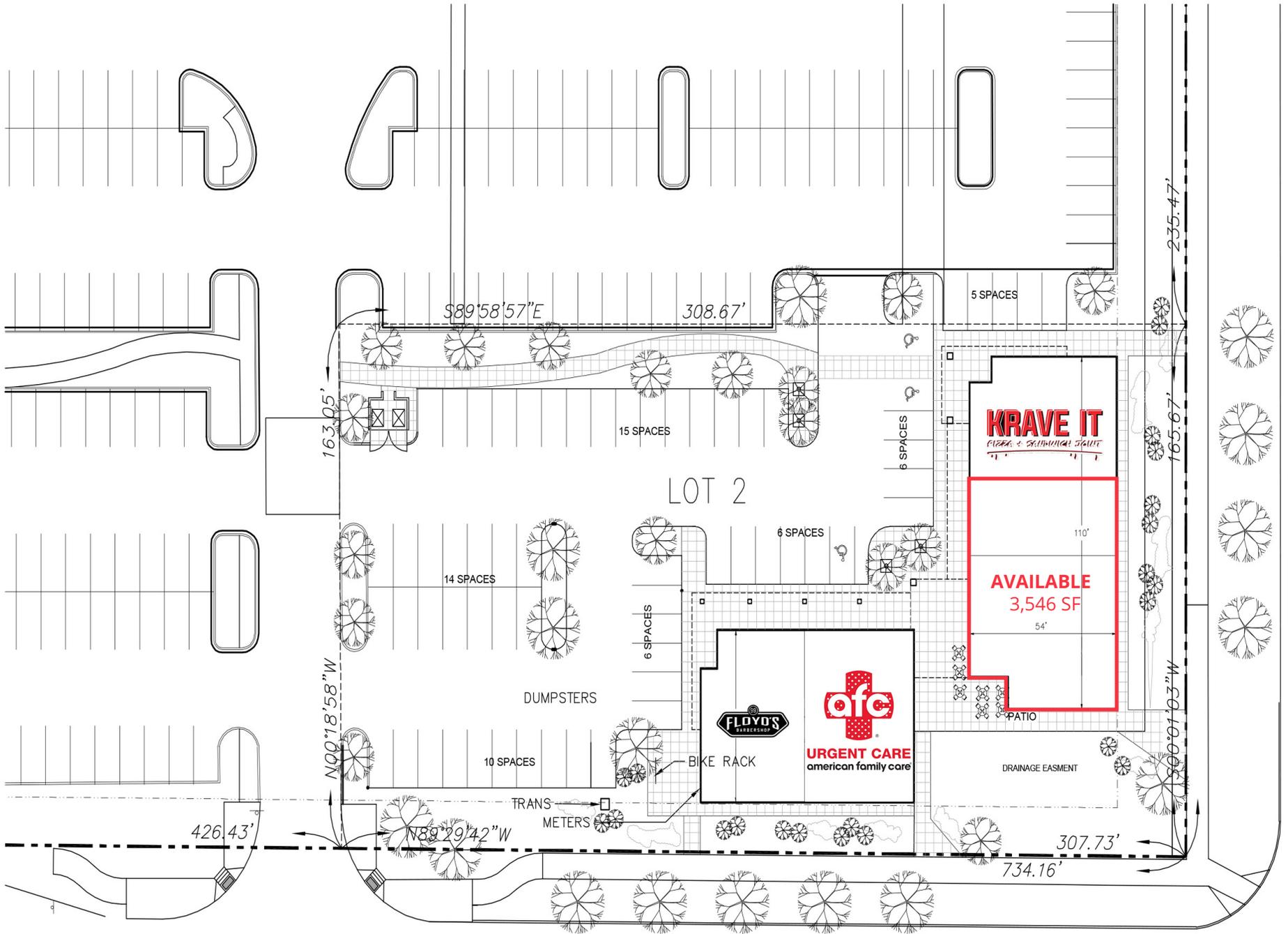
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,120	65,358	110,155
Daytime Population	12,018	65,284	98,760
Avg. Household Income	\$111,351	\$128,004	\$132,652
Estimated Households	1,587	26,584	44,646

Year: 2024 | Source: Esri

Retail Space Available

589 S Hover St | Longmont, CO 80501



S. HOVER ST

NELSON ROAD

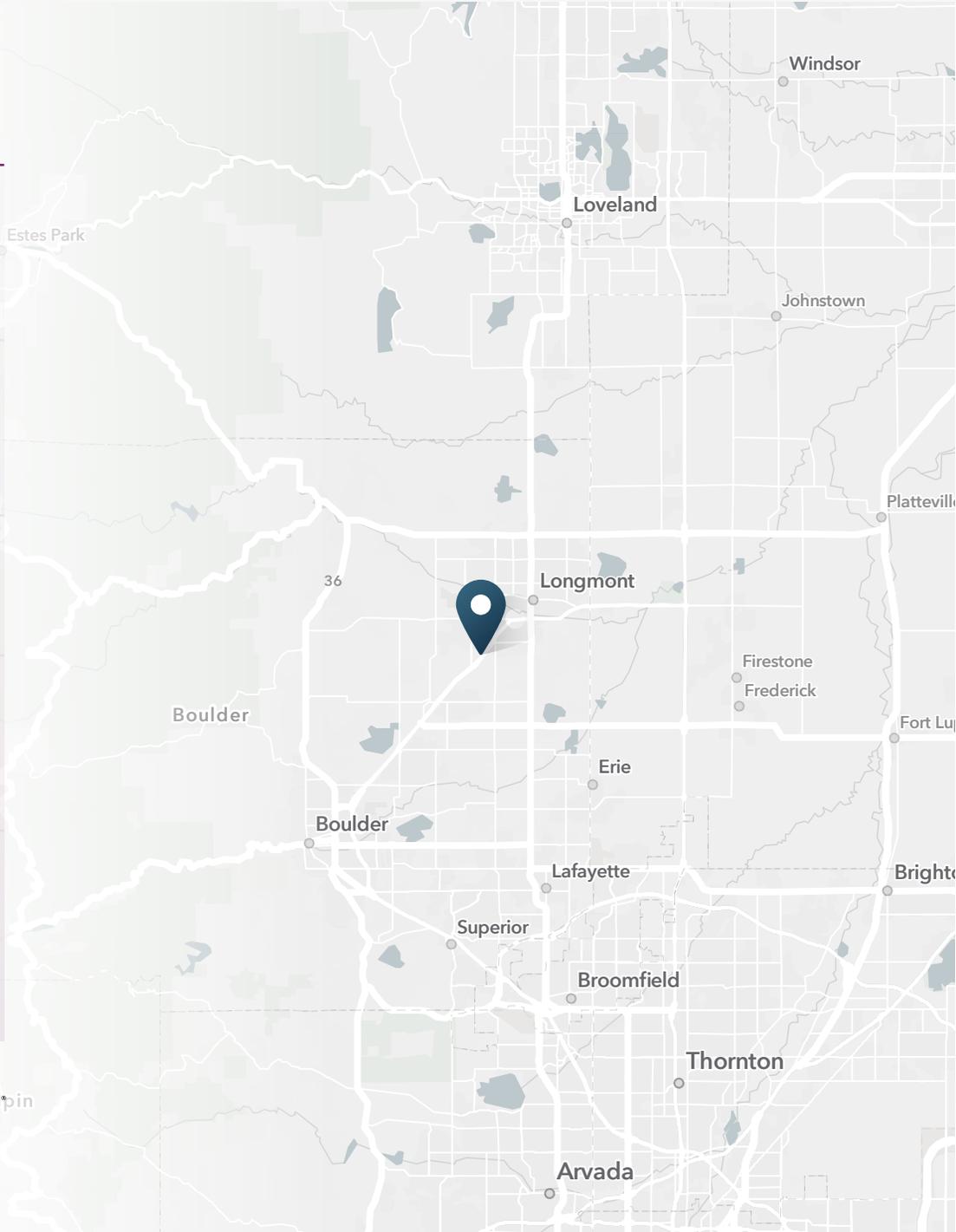
Retail Space Available

589 S Hover St | Longmont, CO 80501



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	4,120	65,358	110,155
2029 Projected Population	4,457	66,763	112,935
Projected Annual Growth 2024 to 2029	1.58%	0.43%	0.50%
Daytime Population			
2024 Daytime Population	12,018	65,284	98,760
Workers	10,189	36,677	49,019
Residents	1,829	28,607	49,741
Income			
2024 Est. Average Household Income	\$111,351	\$128,004	\$132,652
2024 Est. Median Household Income	\$84,268	\$94,565	\$99,120
Households & Growth			
2024 Estimated Households	1,587	26,584	44,646
2024 Projected Households	1,743	27,591	46,600
Projected Annual Growth 2024 to 2029	1.89%	0.75%	0.86%
Race & Ethnicity			
2024 Est. White	72%	70%	71%
2024 Est. Black or African American	2%	1%	1%
2024 Est. Asian or Pacific Islander	7%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	19%	23%	22%
2024 Est. Hispanic	20%	25%	24%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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