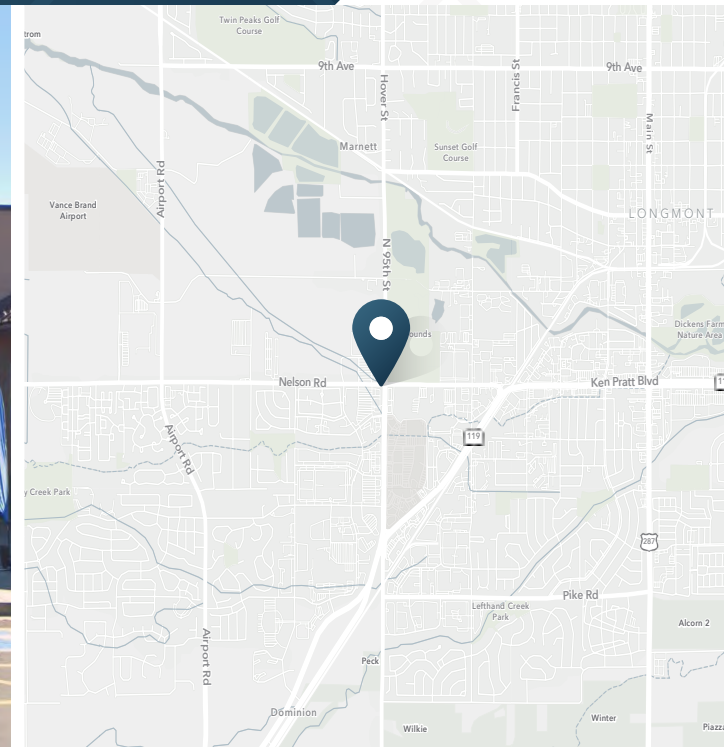


# Restaurant Available

589 S Hover St | Longmont, CO 80501



2,220 SF

Available

\$29.00/SF

NNN Rate

\$18.63/SF

NNN



Owner

## ABOUT THE PROPERTY

- Target anchored shopping center
- Signalized intersection directly across from Village at the Peaks
- Fully built out QSR

## TRAFFIC COUNTS

Hover St: n/o Nelson Rd	39,897 VPD
Nelson Rd: w/o Hover St	16,236 VPD
Nelson Rd: e/o Hover St	19,158 VPD
Year: 2015-2017   Source: DRCOG	

## CONTACT

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

## JOIN THESE RETAILERS

SUPER TARGET



## 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





# Restaurant Available

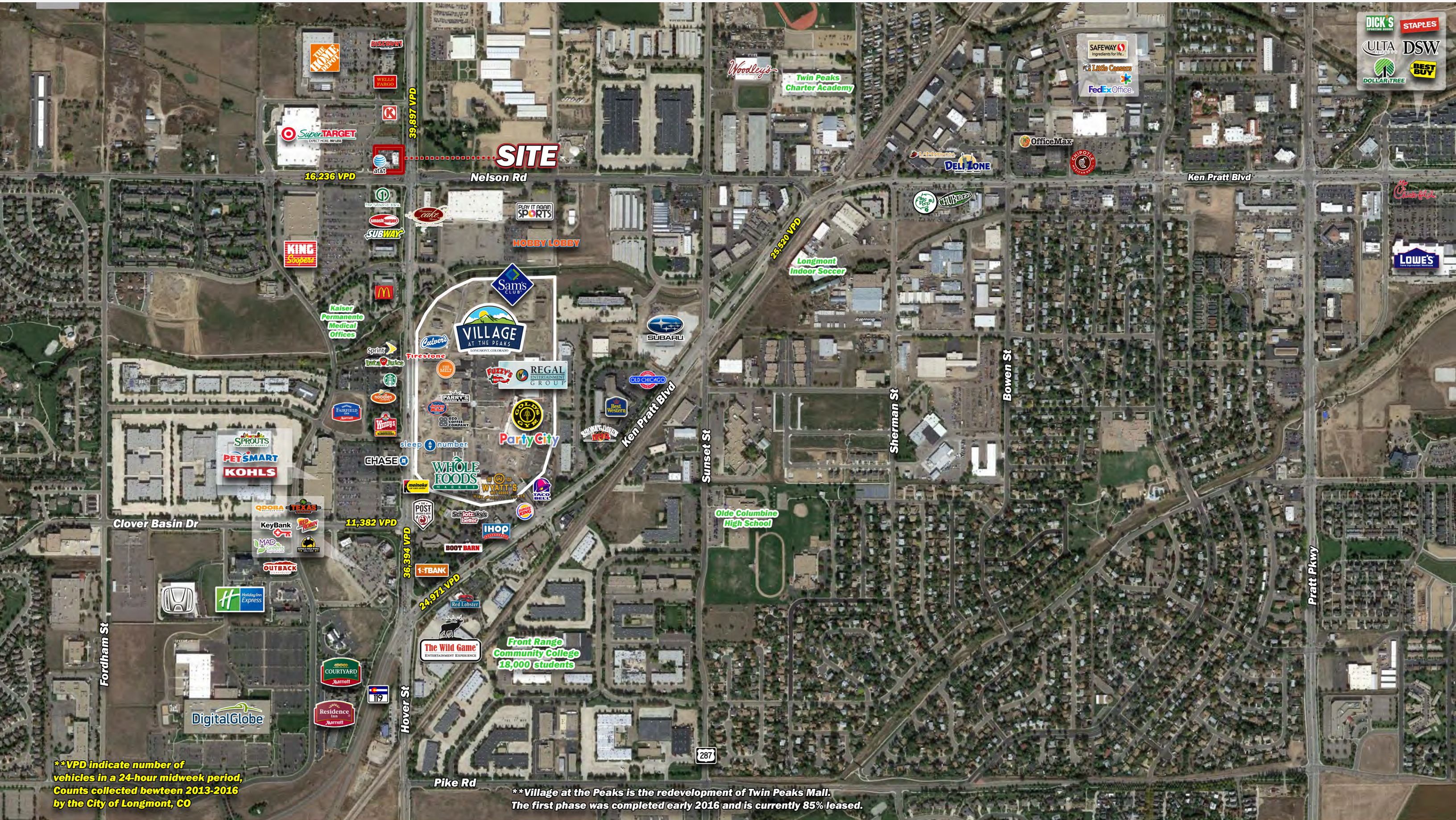
589 S Hover St | Longmont, CO 80501

SRS

*cd*  
Developments, LLC







\*\*VPD indicate number of vehicles in a 24-hour midweek period, Counts collected between 2013-2016 by the City of Longmont, CO

\*\*Village at the Peaks is the redevelopment of Twin Peaks Mall. The first phase was completed early 2016 and is currently 85% leased.







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