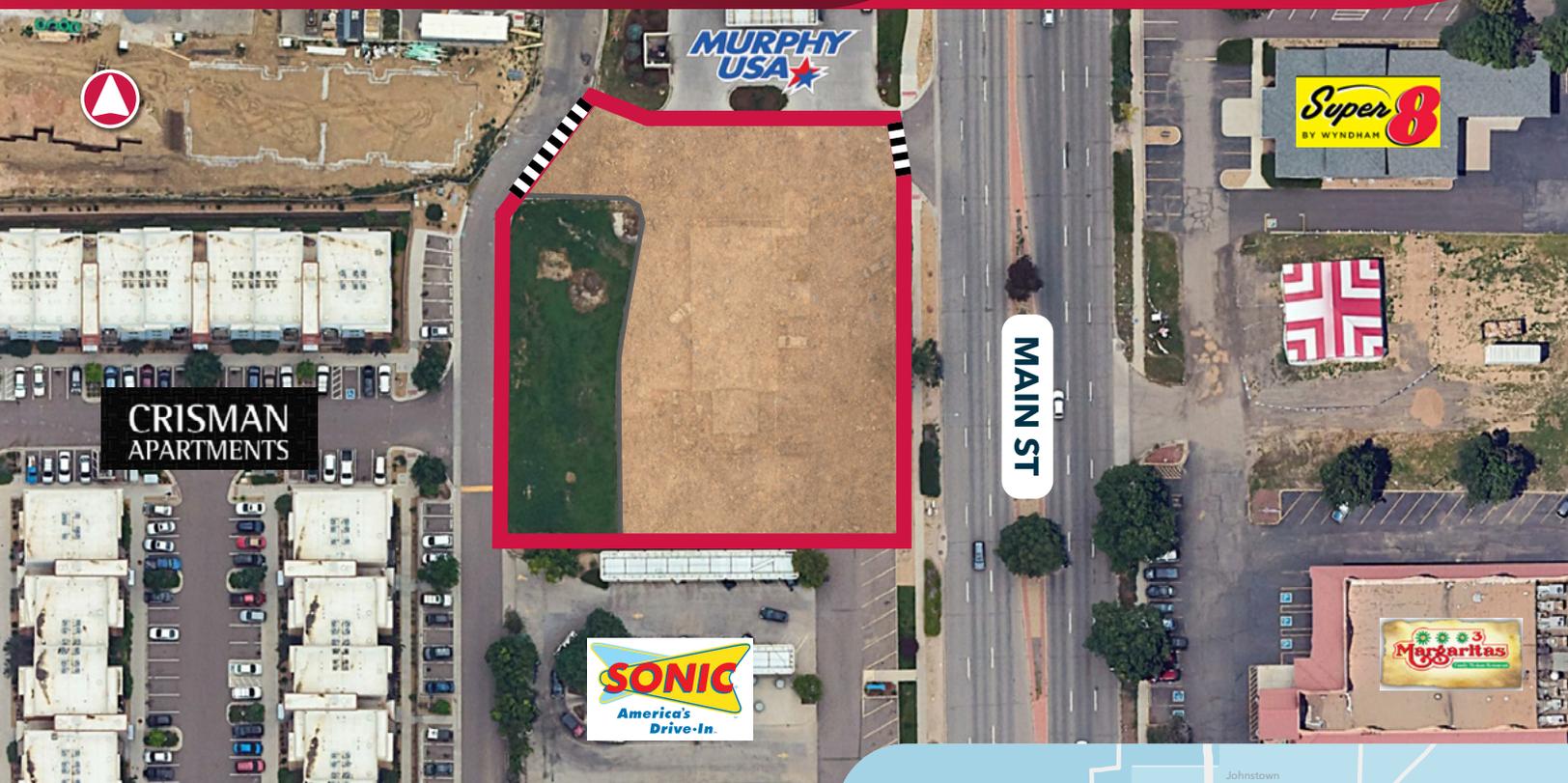


FOR SALE | ±0.92 ACRES | MIXED-USE CORRIDOR (MU-C)

# 2351 N MAIN STREET

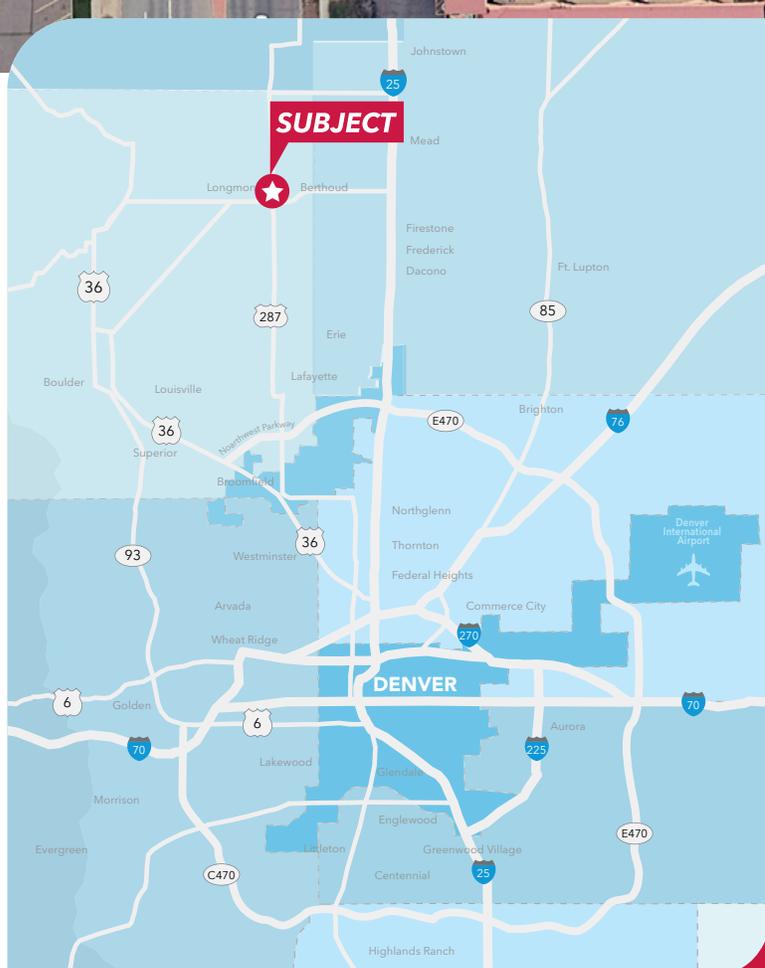
LONGMONT, COLORADO 80501



## PROPERTY OVERVIEW

LOT SIZE	±0.92 AC
LOCATION	North Main Street (between Crisman Drive and Ute HWY)
CITY/COUNTY	Longmont/Boulder
ZONING	Mixed Use Corridor (MU-C)
FRONTAGE	176' on Main Street
TAXES	\$5.90/SF (2024)
SALE PRICE	Please Contact Broker

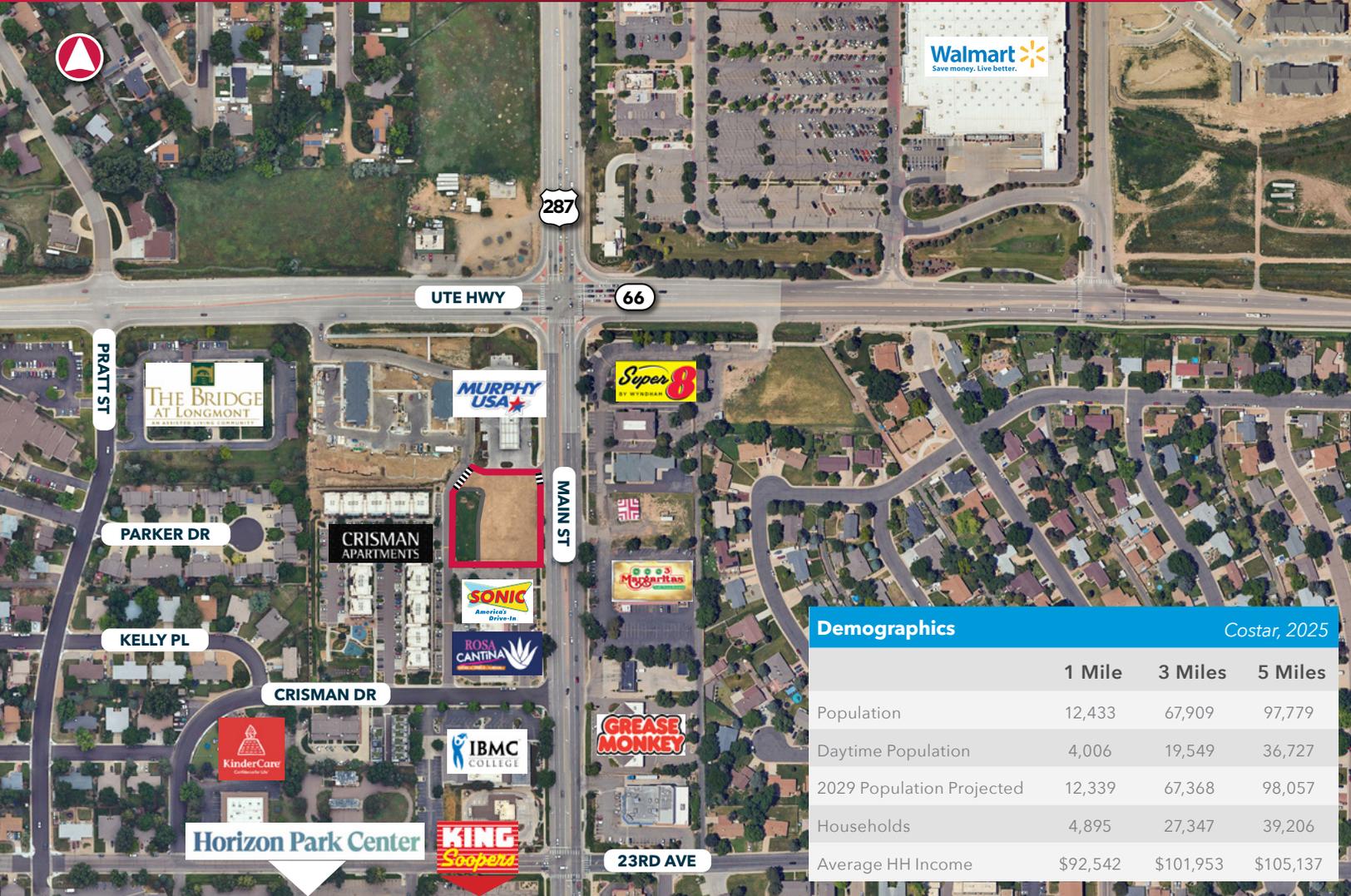
**RAY ROSADO, CCIM**  
Principal  
720.209.5546  
rosado@lee-associates.com



FOR SALE | ±0.92 ACRES | MIXED-USE CORRIDOR (MU-C)

# 2351 N MAIN STREET

LONGMONT, COLORADO 80501



Demographics	Costar, 2025		
	1 Mile	3 Miles	5 Miles
Population	12,433	67,909	97,779
Daytime Population	4,006	19,549	36,727
2029 Population Projected	12,339	67,368	98,057
Households	4,895	27,347	39,206
Average HH Income	\$92,542	\$101,953	\$105,137

## PROPERTY HIGHLIGHTS

- Amazing views of the Rockies and Longs Peak
- Major trade area in fast growing Colorado city including major retailers, supermarkets, restaurants, hotels and financial institutions
- Located just north of Horizon Park Center which includes retailers: King Soopers, Planet Fitness, Murdoch's, Arc, Noodles & Co, Cricket, Dollar Tree and Red Silo Coffee
- Located on the expansion path north of downtown Longmont
- Adjacent to the new multi-family project Crisman Apartments
- High traffic location at the intersection of US 287 & Hwy 66 (30,200 cars per day)
- Easy access to major metropolitan hubs
- Favorable zoning allows for many uses
- Denver: 36 miles
- Boulder: 16 miles
- Fort Collins: 30 miles

## RAY ROSADO, CCIM

Principal

720.209.5546

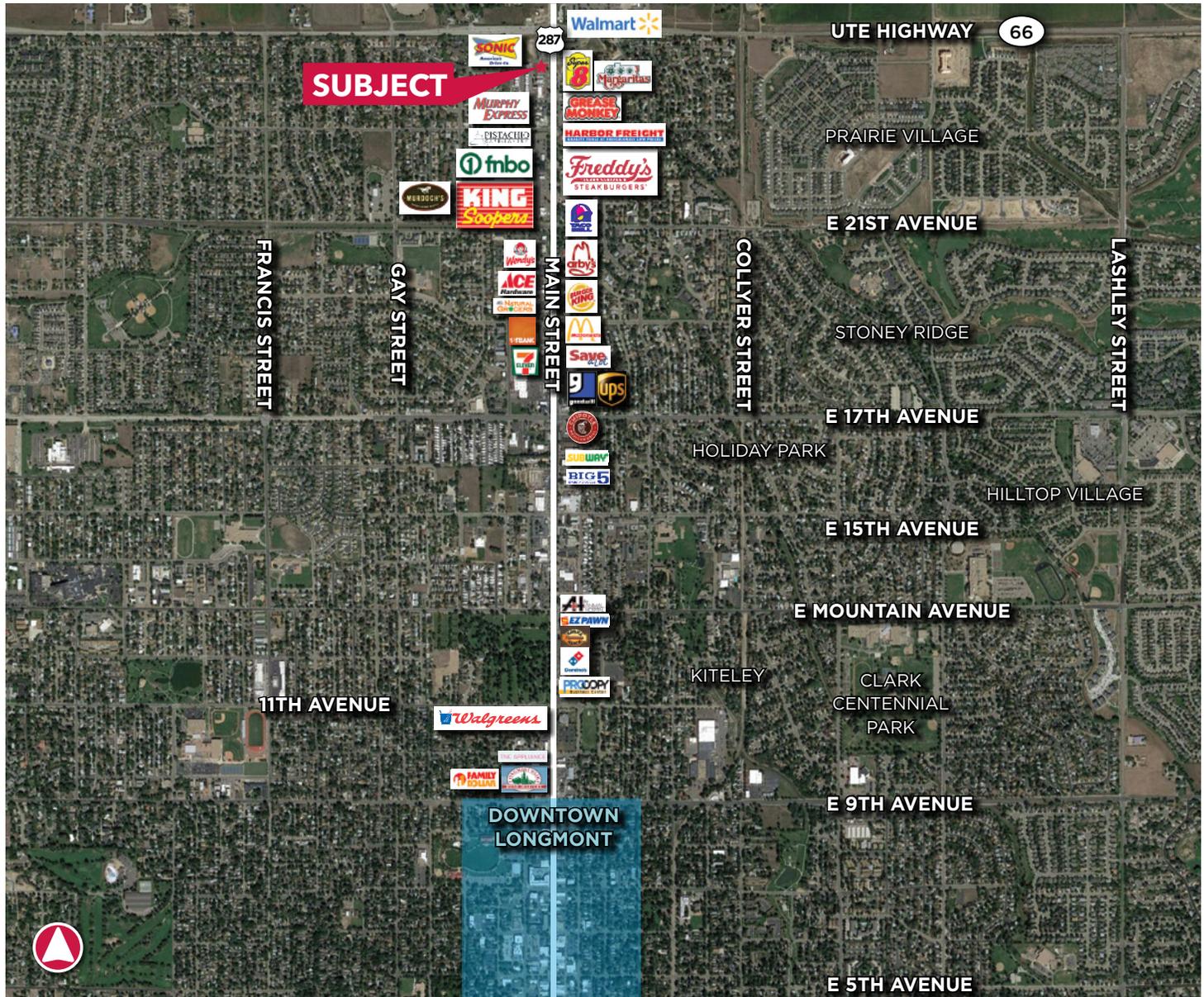
rosado@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 2351 N MAIN STREET

LONGMONT, COLORADO 80501

## PROPERTY ZONING & USES



The subject property is zoned MU-C (Mixed-Use Corridor). Some of the permitted zoning uses include:

- Single-family attached dwelling
- Multifamily dwelling
- Group care facility, independent living facility
- Hospital, medical or dental clinic, medical laboratory or research facility, skilled nursing or rehabilitation facility
- Veterinary clinic or hospital
- Restaurant, bank or financial institution
- General retail sales
- Bed and breakfast, hotel, short-term rental
- Equipment sales

FOR SALE | ±0.92 ACRES | MIXED-USE CORRIDOR (MU-C)

# 2351 N MAIN STREET

LONGMONT, COLORADO 80501



## ABOUT LONGMONT, CO



## LONGMONT MAJOR EMPLOYERS

- St. Vrain Valley Schools
- City of Longmont
- Seagate TechnologyWest, Safety Services Division
- Longmont United Hospital
- UC Health/Longs Peak Hospital
- Federal Aviation Administration
- McLane Western
- Circle Graphics
- Crocs

## OTHER AREA MAJOR EMPLOYERS

- Ball Aerospace
- Medtronic
- IHS Markit
- University of Colorado
- Qualcomm

## LONGMONT AREA EDUCATION

- University of Colorado
- Colorado State University
- Naropa University
- Front Range Community College
- Redstone College

Source: [visitlongmont.org](http://visitlongmont.org)