

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

2351 N MAIN STREET

LONGMONT, COLORADO 80501

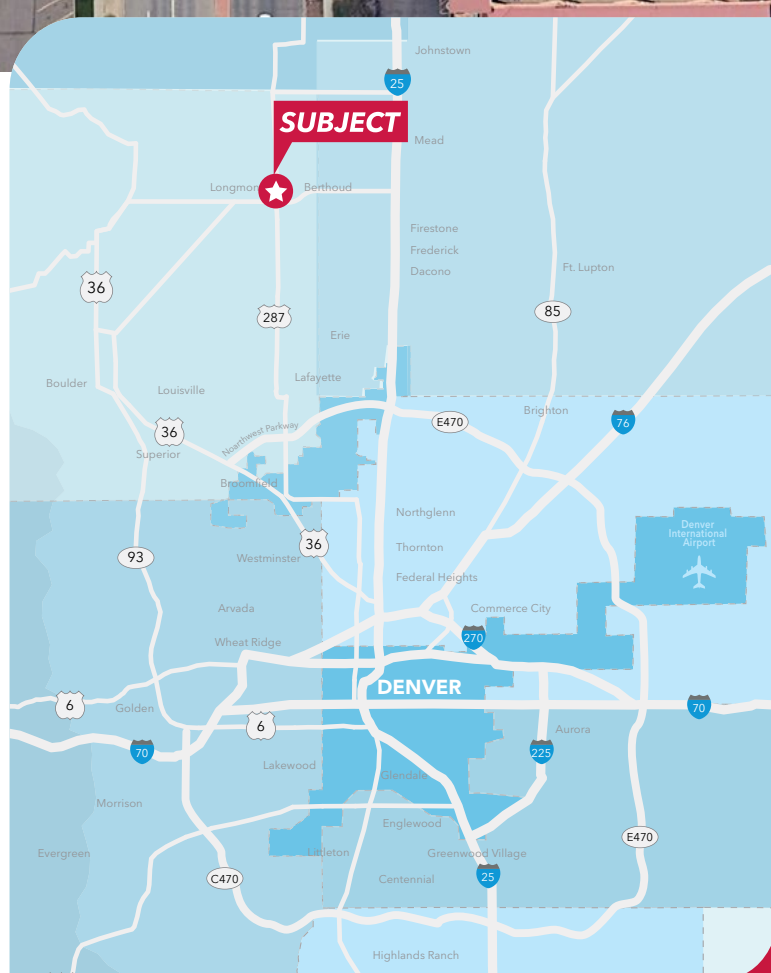
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

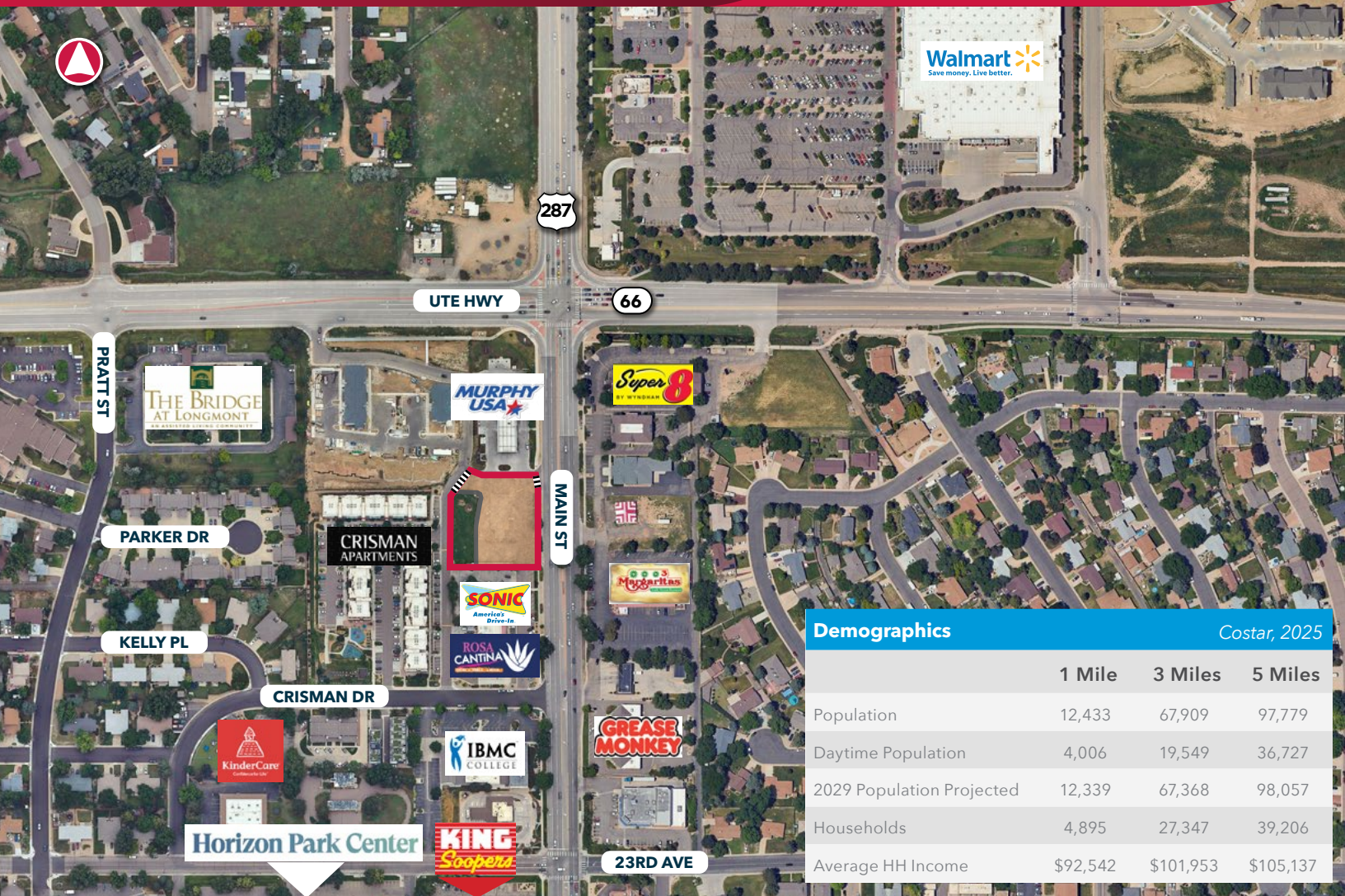
LOT SIZE	±0.92 AC
LOCATION	North Main Street (between Crisman Drive and Ute HWY)
CITY/COUNTY	Longmont/Boulder
ZONING	Mixed Use Corridor (MU-C)
FRONTAGE	176' on Main Street
TAXES	\$5.90/SF (2024)
LEASE RATE	Please Contact Broker

RAY ROSADO, CCIM
Principal
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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

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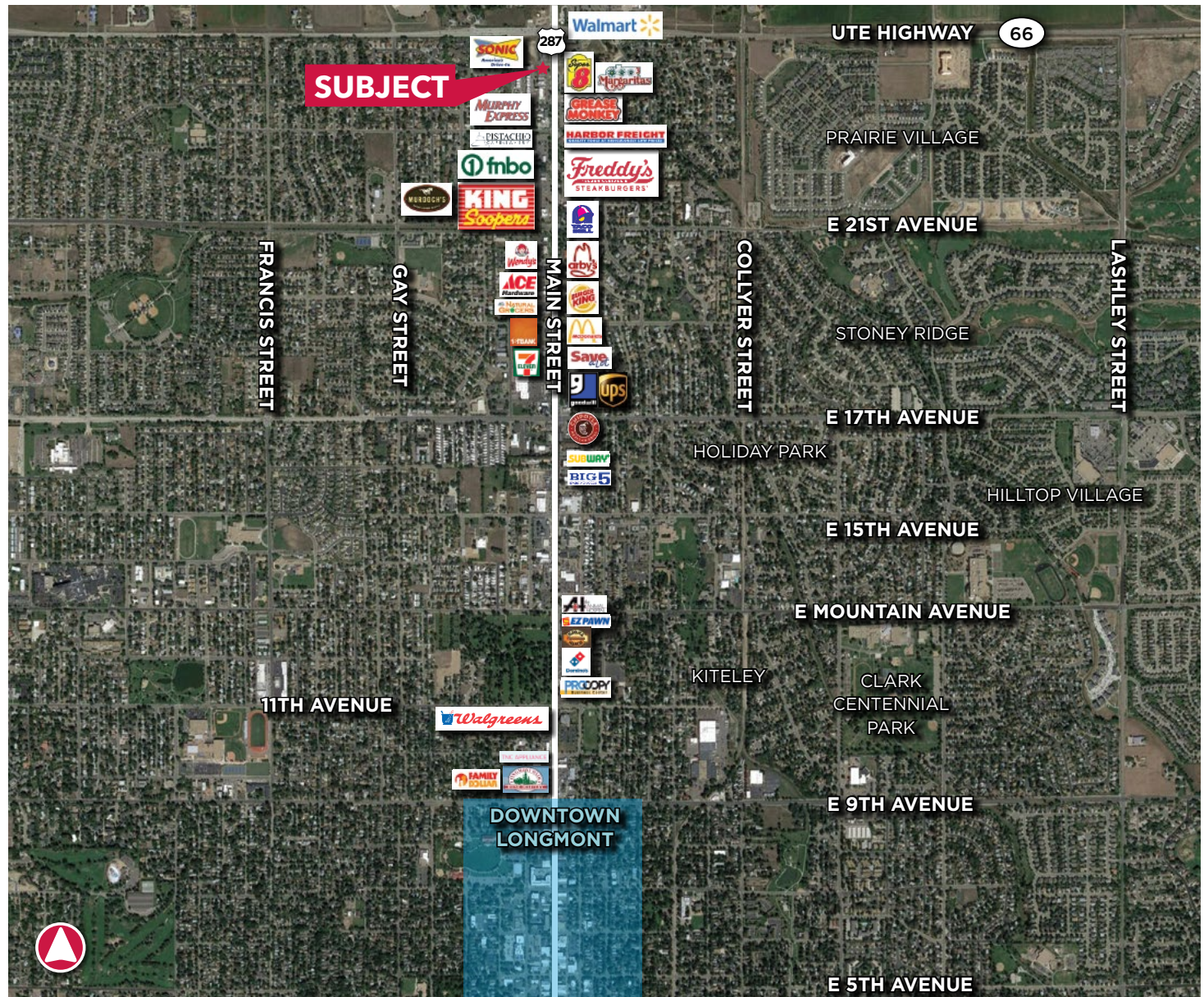
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PROPERTY ZONING & USES



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

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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