



# For Lease

## Restaurant Space

Towne Square Shoppes

829 Main Street, Unit 8

Longmont, CO 80501



## Property Overview

### Existing Restaurant Space

- In-place Amenities include:
  - Type 1 Cook vent hood
  - Grease trap
- Private New ADA bathroom
- Roof and all mechanicals are new
- All new polished concrete floor, walls, bathroom, and LED lighting
- Signage on Main Street and Coffman Street
- Easy access with upfront parking
- 24/7 Access to your own kitchen space
- Available for immediate occupancy

**Lease Rate: \$34.00 / SF NNN**



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### Property Facts

Available SF: 1,211 SF

Bathrooms: 1

Unit #: 8

Parking: 27, Shared

County: Boulder

Op Expenses: \$8.75/SF (2024 Est.)

### Location & Area Amenities

- Excellent location in the center of Longmont on Main Street (US 287) 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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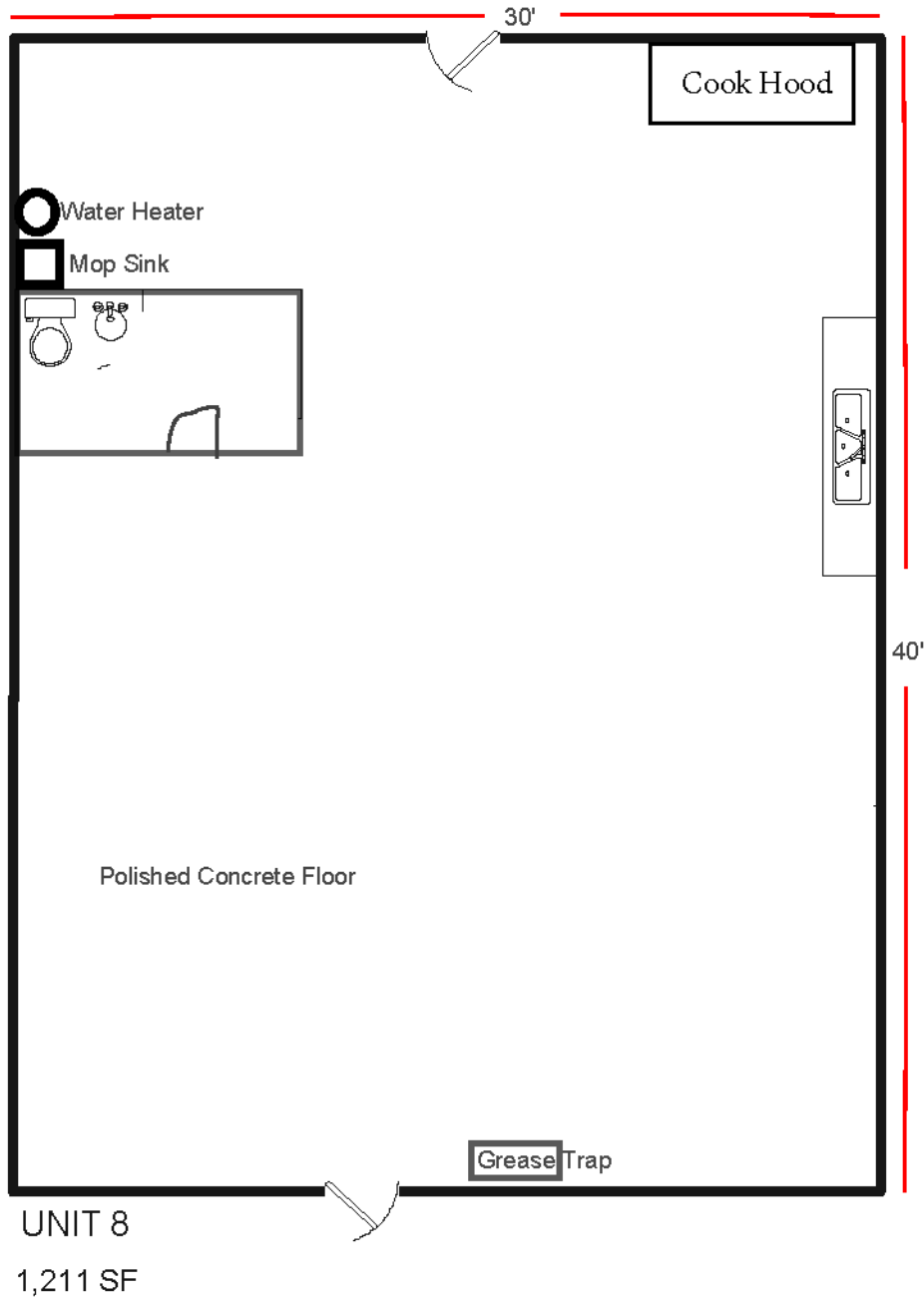
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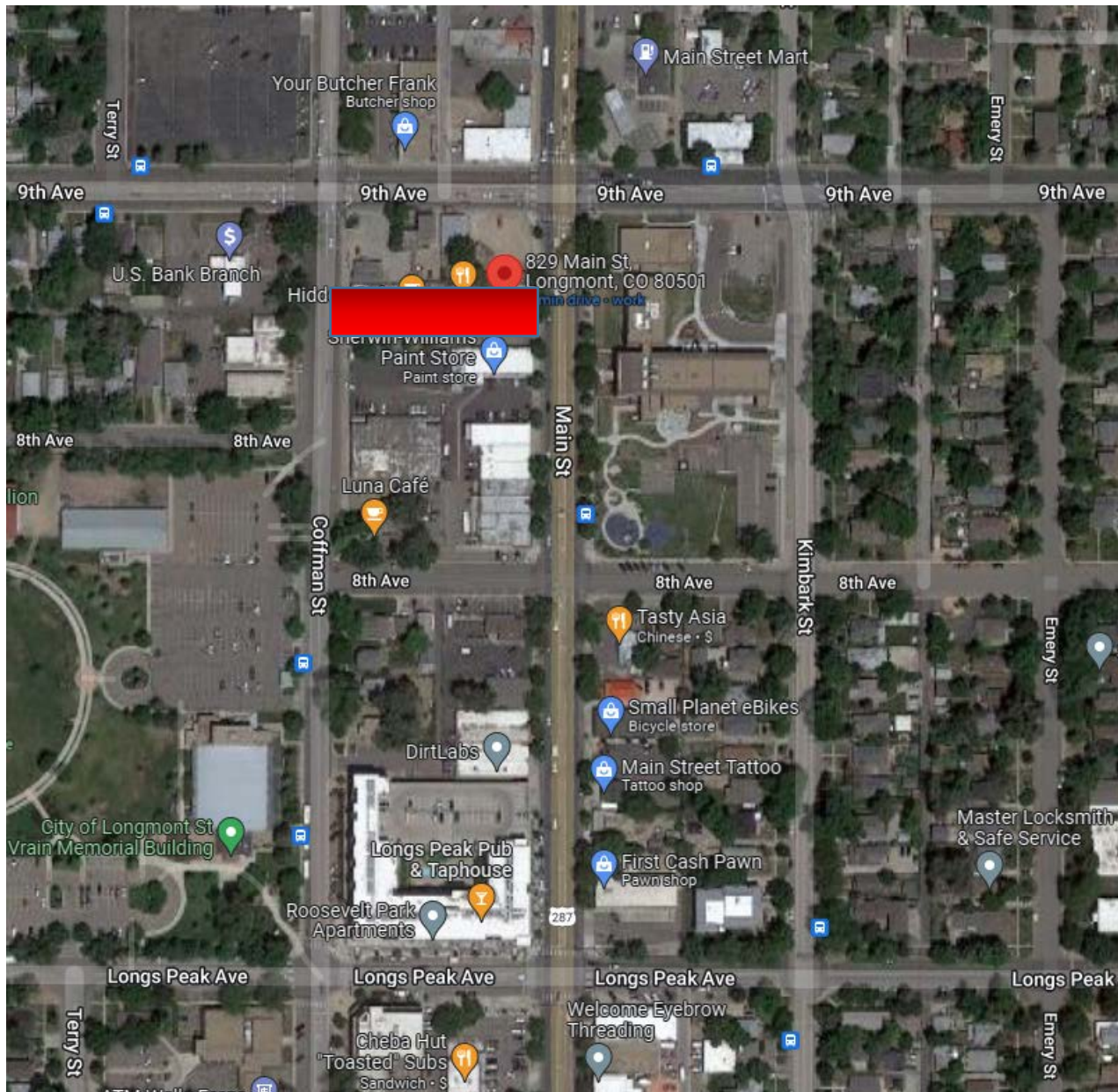
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