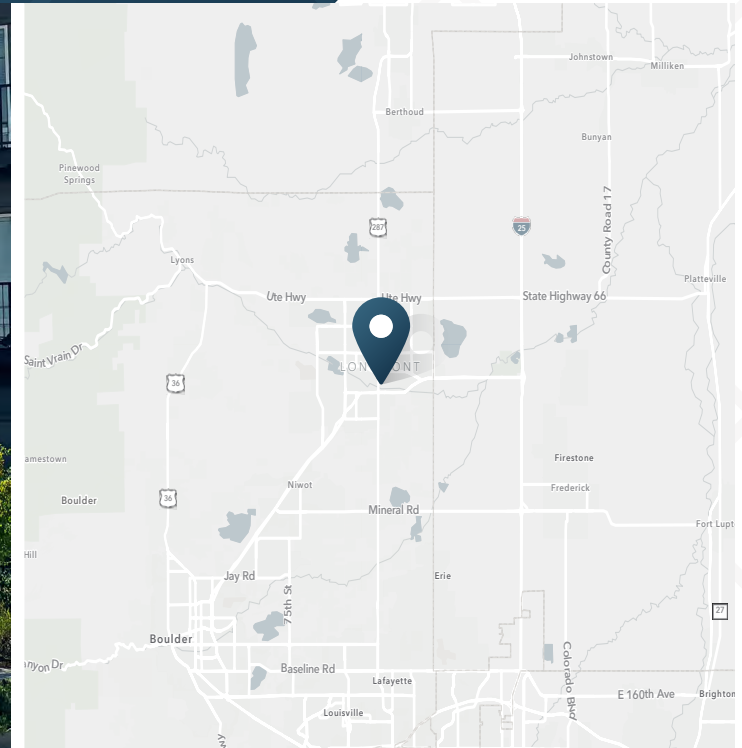


# South Main Station

150 Main St | Longmont, CO 80501



## AVAILABLE

2,364 SF - Suite 101  
1,495 SF - Suite 201

## RATE

Call for Info

## NNN

\$8.23/SF

## ABOUT THE PROPERTY

- End-caps with expansive glass, natural light and outdoor patio & seating areas
- Perfect for boutique, breakfast/coffee, fitness, med spa, salon or sandwich/deli
- Warm Gray shell or Vanilla shell with ample T.I.
- Main St. frontage
- 35 dedicated retail parking spots

## TRAFFIC COUNTS

S Main St

Year: 2024 | Source: Esri

28,500 VPD

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,676	85,247	109,594
Daytime Population	16,731	80,365	97,669
Avg. Household Income	\$98,728	\$123,335	\$131,008
Estimated Households	5,063	34,631	44,249

Year: 2024 | Source: Esri

## CONTACT

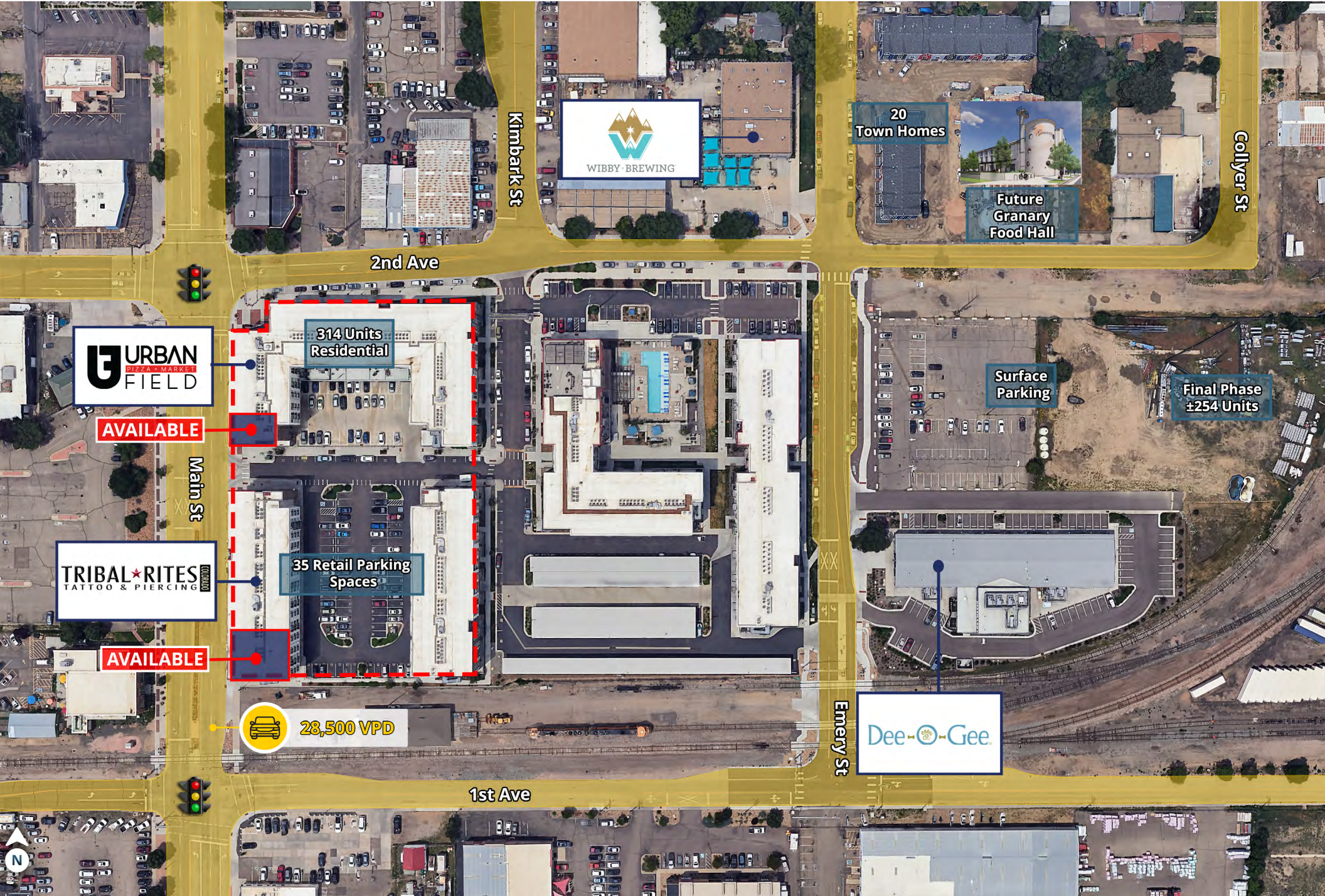
**Tami Lord** | 303.390.5244 | tami.lord@srsre.com

**Erik Christopher** | 303.390.5252 | erik.christopher@srsre.com



# South Main Station

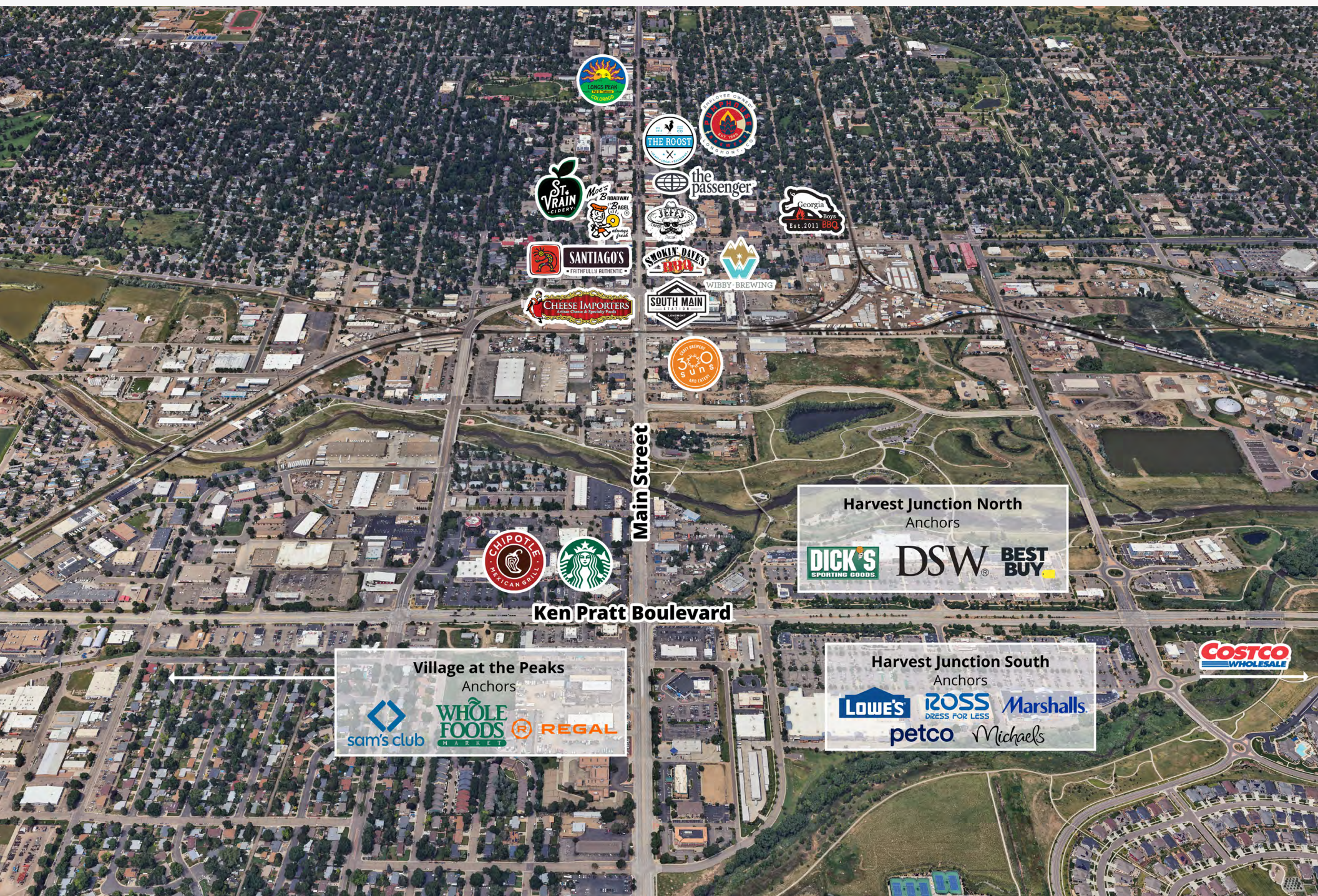
150 Main St | Longmont, CO 80501





# South Main Station

150 Main St | Longmont, CO 80501



Harvest Junction North Anchors



Village at the Peaks Anchors



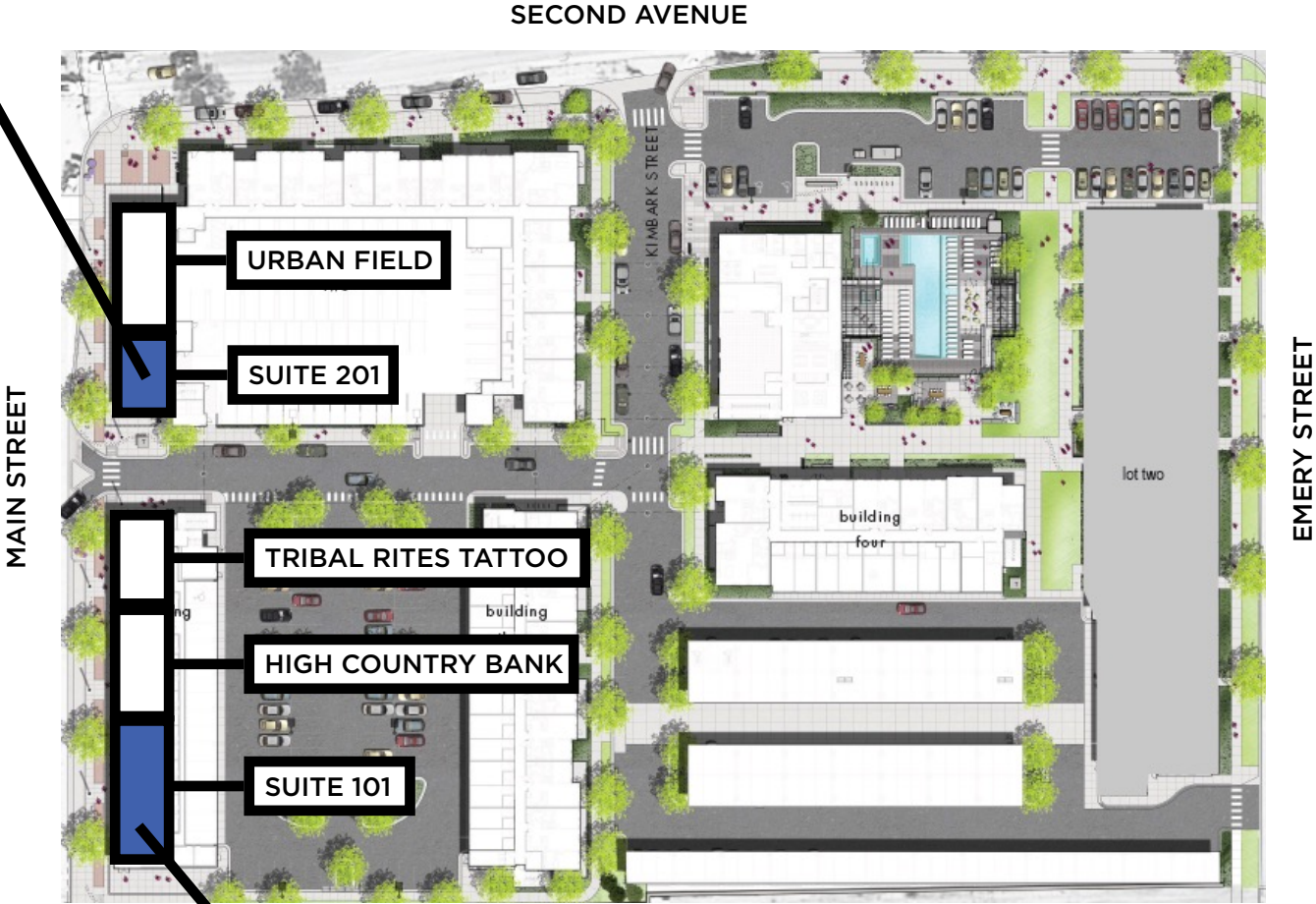
Harvest Junction South Anchors





# South Main Station

150 Main St | Longmont, CO 80501



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	11,676	85,247	109,594
2029 Projected Population	12,411	87,383	112,801
Projected Annual Growth 2024 to 2029	1.23%	0.50%	0.58%

### Daytime Population

2024 Daytime Population	16,731	80,365	97,669
Workers	11,328	41,880	48,359
Residents	5,403	38,485	49,310

### Income

2024 Est. Average Household Income	\$98,728	\$123,335	\$131,008
2024 Est. Median Household Income	\$75,752	\$93,422	\$98,064

### Households & Growth

2024 Estimated Households	5,063	34,631	44,249
2029 Projected Households	5,476	36,166	46,367
Projected Annual Growth 2024 to 2029	1.58%	0.87%	0.94%

### Race & Ethnicity

2024 Est. White	66%	70%	71%
2024 Est. Black or African American	1%	1%	1%
2024 Est. Asian or Pacific Islander	2%	3%	4%
2024 Est. American Indian or Native Alaskan	2%	1%	1%
2024 Est. Other Races	29%	25%	23%
2024 Est. Hispanic	33%	27%	24%

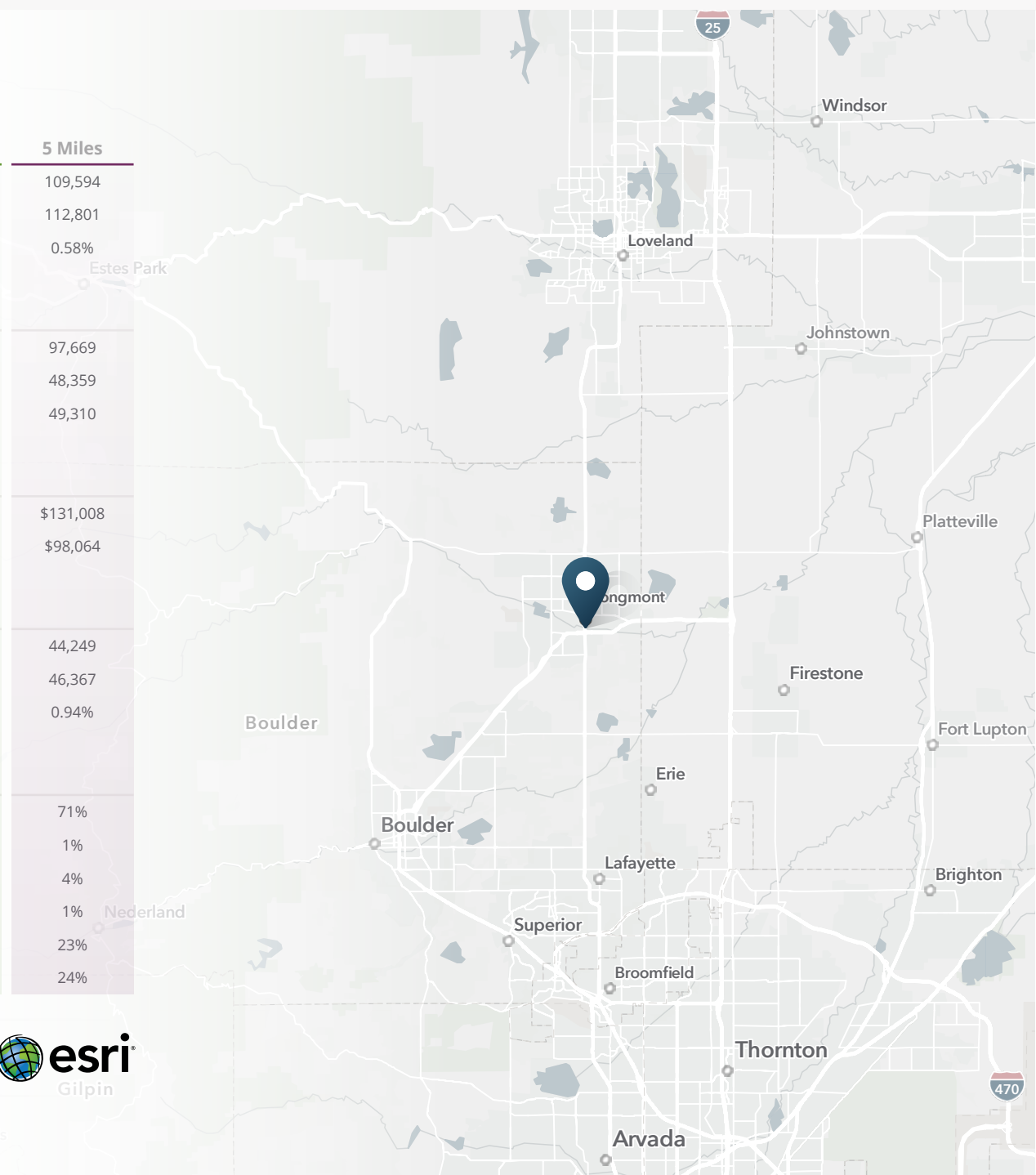
> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Gilpin

Mary's





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