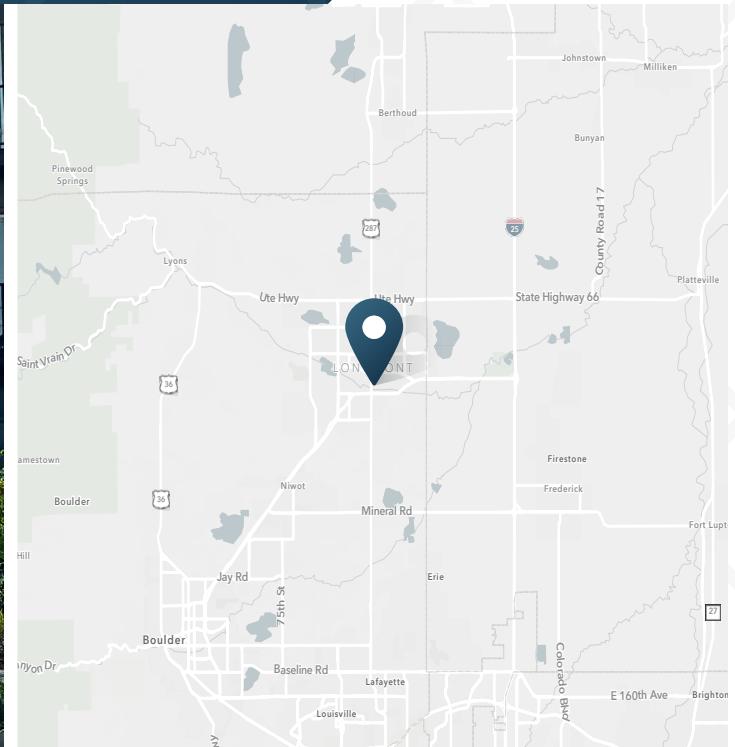


South Main Station

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

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

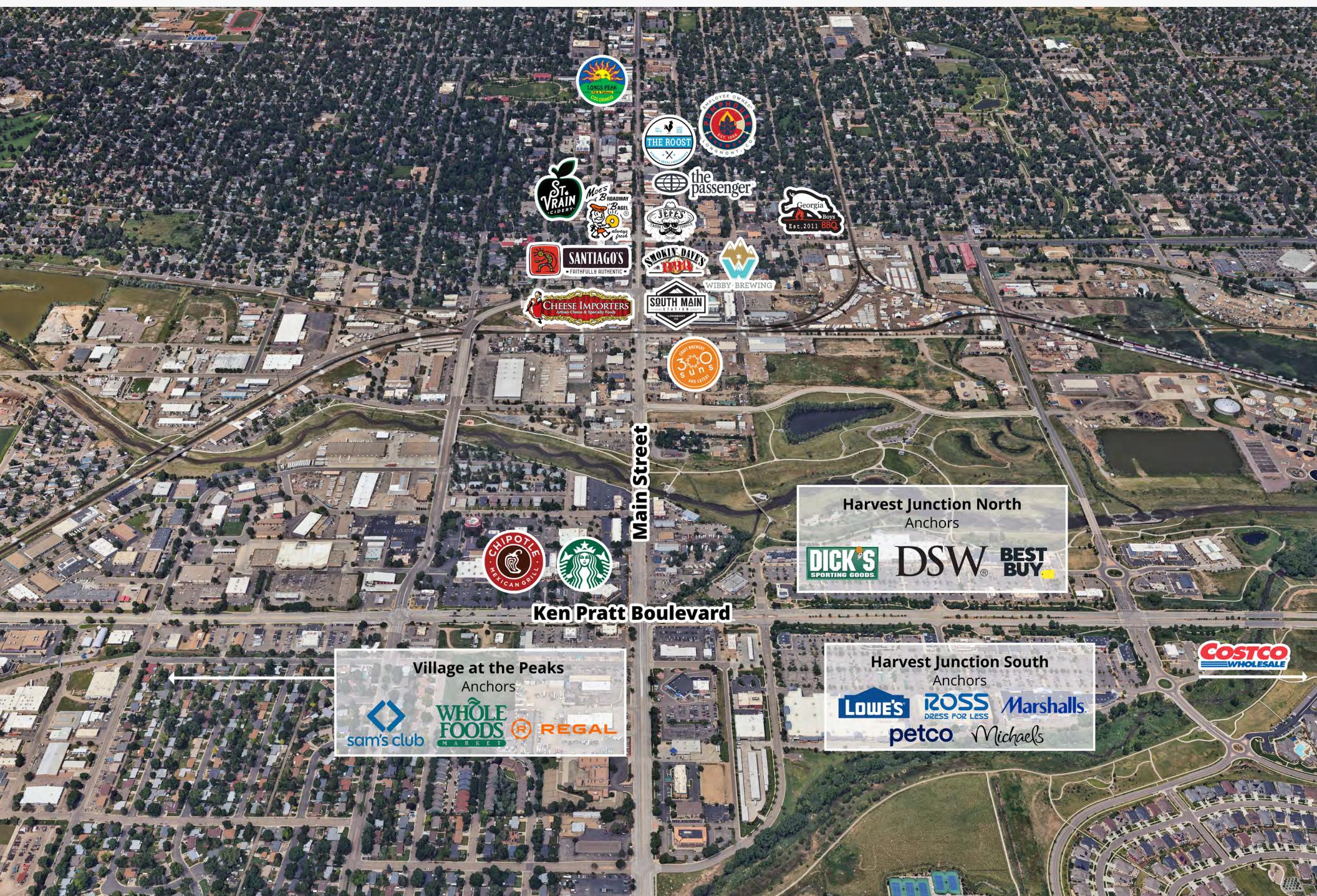
South Main Station

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South Main Station

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Village at the Peaks

Anchors



WHOLE FOODS MARKET

REGAL

Harvest Junction South

Anchors



ROSS
DRESS FOR LESS

Marshalls

petco

Michaels

COSTCO
WHOLESALE



DICK'S
SPORTING GOODS

BEST BUY



ROSS
DRESS FOR LESS

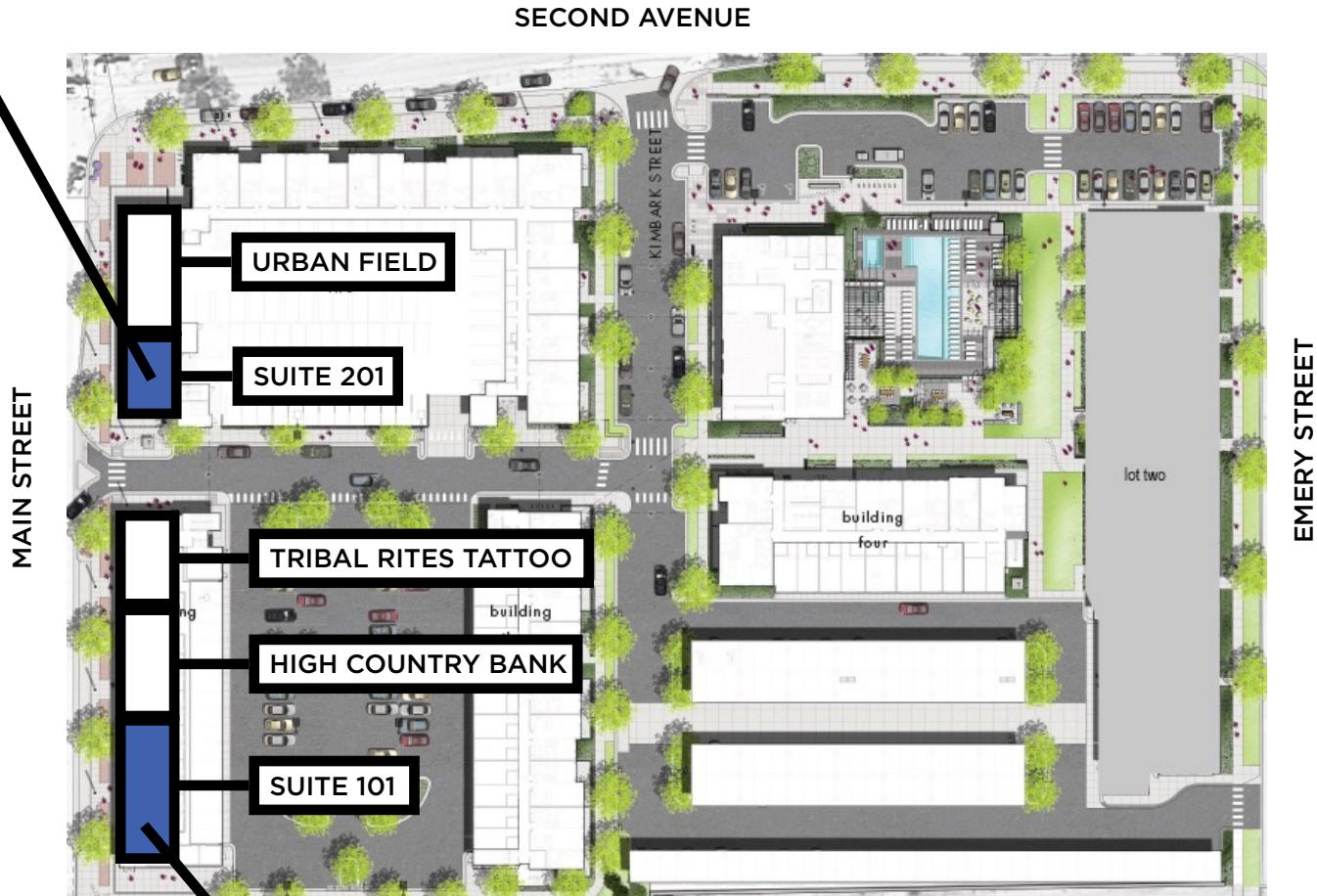
Marshalls

petco

Michaels

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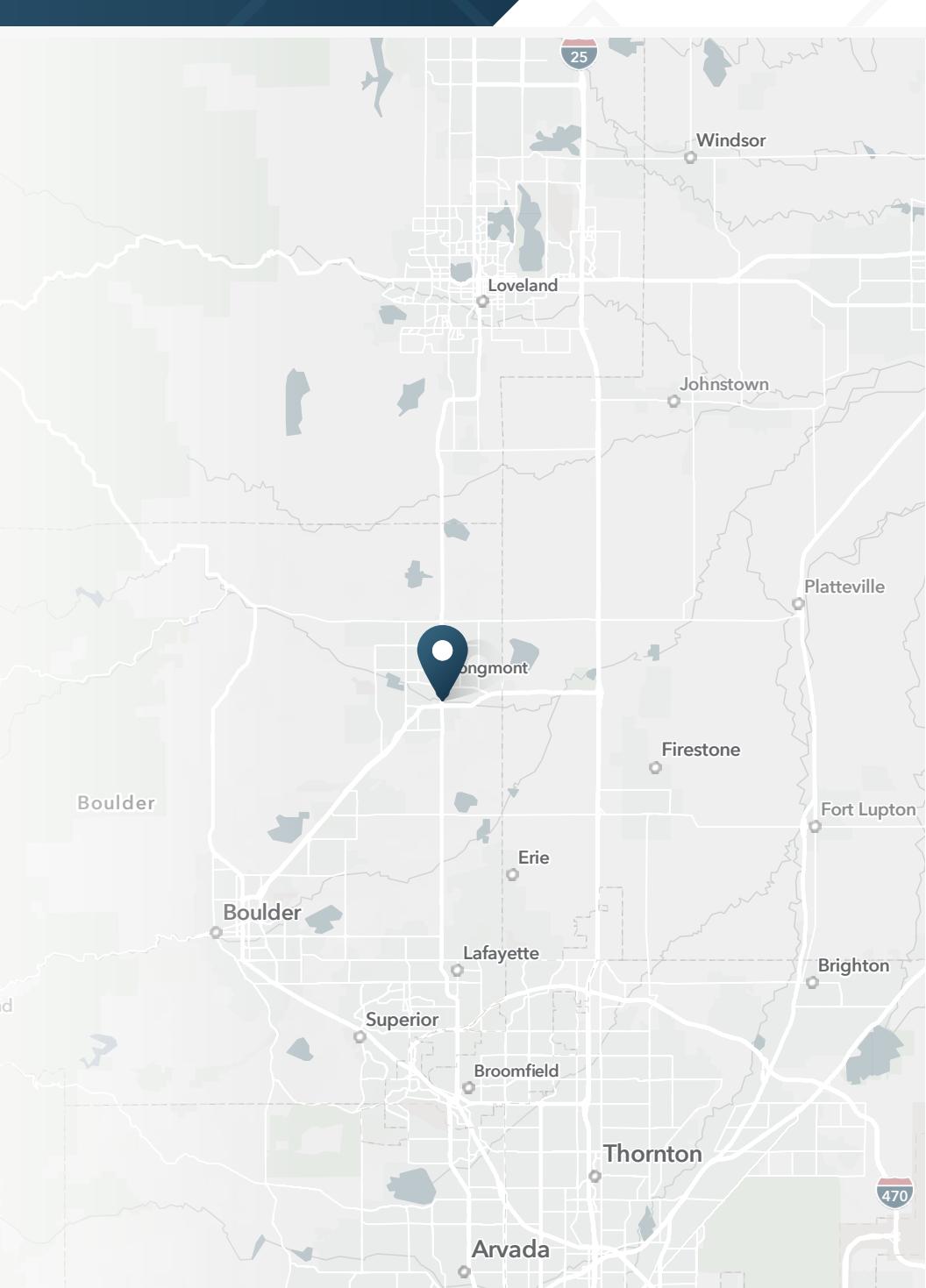


DEMOGRAPHIC HIGHLIGHTS

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





SRS

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