

# ANCHOR SPACE FOR LEASE

2251 KEN PRATT BOULEVARD | LONGMONT, COLORADO



## *High Visibility Retail Anchor Space in Longmont Near Intersection of South Hover St. & Ken Pratt Blvd.*

*27,811 Square Feet of Space Located in Village at Burlington Shopping Center*

- Total Space Available For Lease: 27,811 SF (Includes 2,911 SF of Improved Mezzanine Space)
- Western Facing Patios with Beautiful Views of the Front Range Mountains and Longs Peak
- NNN: \$7.37 Per Square Foot
- Base Rent: Negotiable
- Ample Onsite Parking
- Easy Access and Great Visibility
- Traffic Counts of Over 76,000 Vehicles Per Day
- Digital Signage Marketing Opportunities at Primary Intersection



FOR MORE INFORMATION, CONTACT:

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PO Box 490 | 263 2nd Avenue, Suite 101, Niwot, Colorado 80544





Demographics	1 Mile	3 Mile	5 Mile
Population	6,566	44,475	102,560
Average HH Income	\$104,072	\$86,182	\$84,888
Estimated Households	2,254	17,888	39,708
Daytime Population	8,718	29,787	42,232



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STRONG TRADE AREA CO-TENANCY:



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