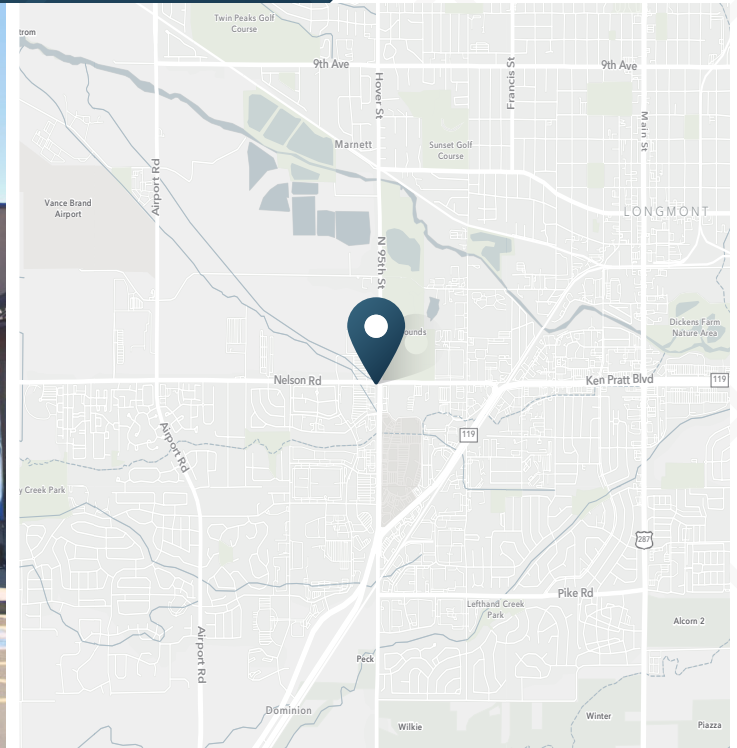
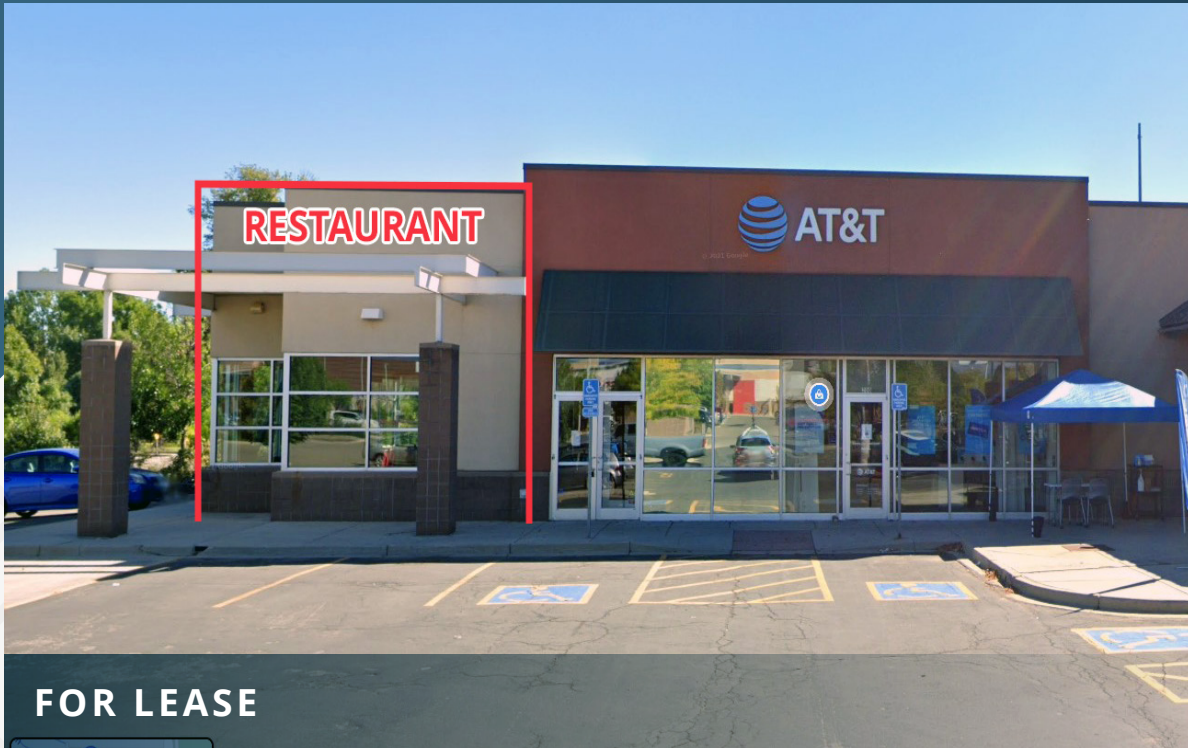


# Restaurant Available

589 S Hover St | Longmont, CO 80501



**FOR LEASE**

2,220 SF

Available

\$33.00/SF

NNN Rate

\$17.95/SF

NNN



Owner

## ABOUT THE PROPERTY

- Target anchored shopping center
- Signalized intersection directly across from Village at the Peaks
- Fully built out QSR

## TRAFFIC COUNTS

Hover St: n/o Nelson Rd	39,897 VPD
Nelson Rd: w/o Hover St	16,236 VPD
Nelson Rd: e/o Hover St	19,158 VPD
Year: 2015-2017   Source: DRCOG	

## CONTACT

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

## JOIN THESE RETAILERS

**SUPER TARGET**



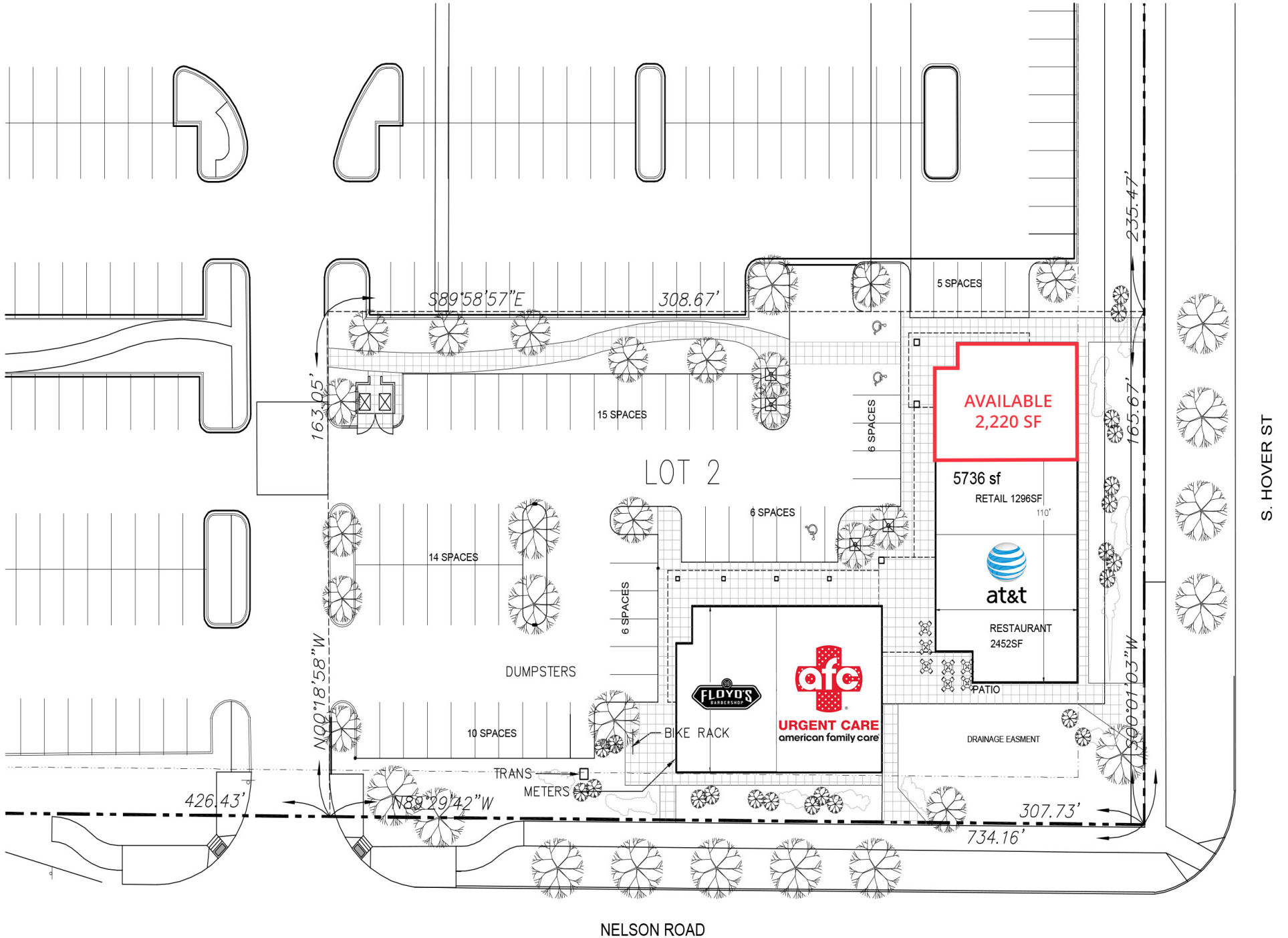
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,269	65,839	110,841
Daytime Population	11,510	65,753	99,517
Avg. Household Income	\$115,064	\$122,234	\$127,021
Estimated Households	1,629	26,418	44,295

Year: 2022 | Source: Esri

# Restaurant Available

589 S Hover St | Longmont, CO 80501



# Restaurant Available

589 S Hover St | Longmont, CO 80501

SRS

*cd*  
Developments, LLC





# Restaurant Available

589 S Hover St | Longmont, CO 80501



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	4,269	65,839	110,841
2027 Projected Population	4,760	66,435	111,653
Projected Annual Growth 2022 to 2027	2.20%	0.18%	0.15%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2022 Daytime Population	11,510	65,753	99,517
Workers	9,714	36,658	50,178
Residents	1,796	29,095	49,339

### Income

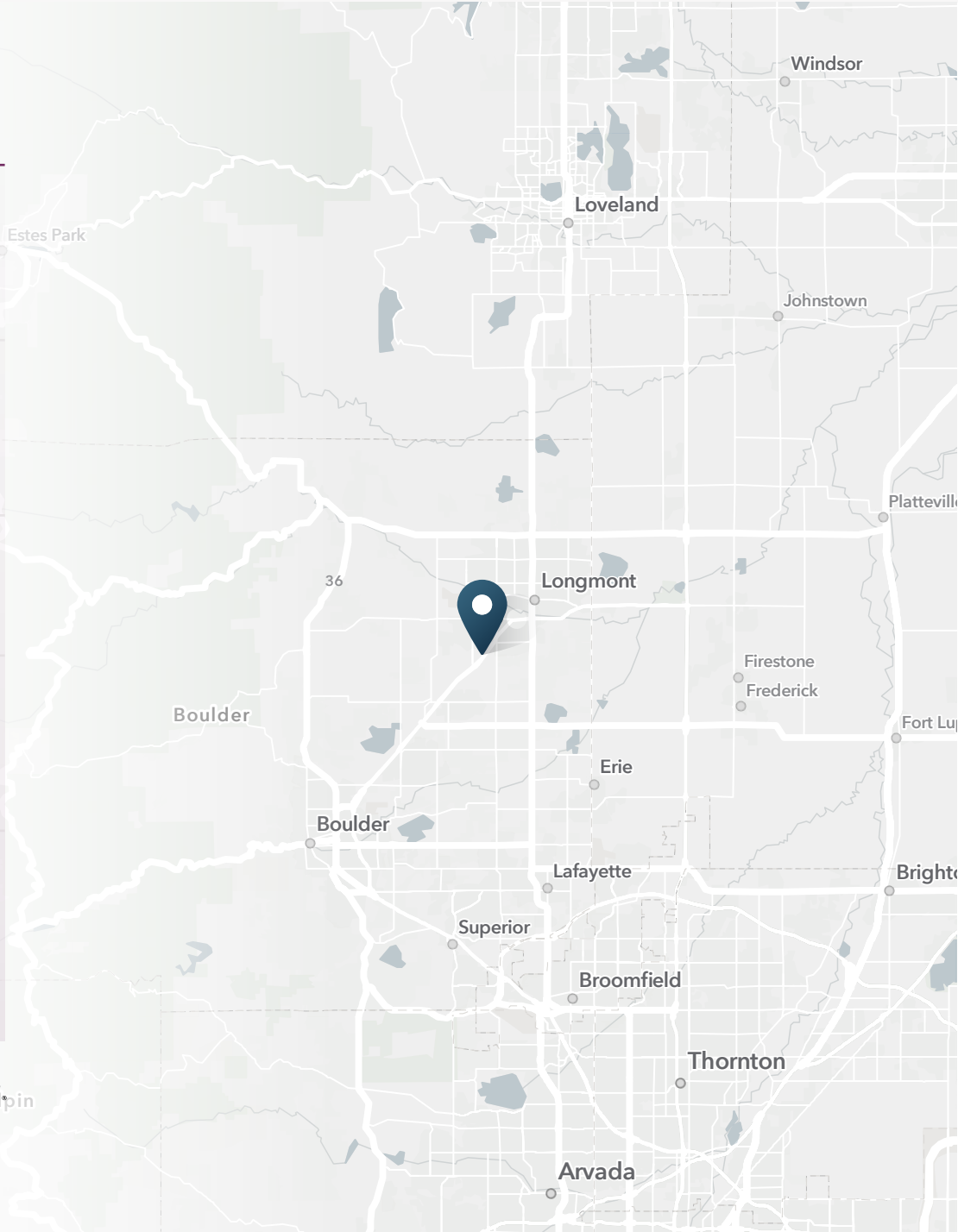
	1 Mile	3 Miles	5 Miles
2022 Est. Average Household Income	\$115,064	\$122,234	\$127,021
2022 Est. Median Household Income	\$83,641	\$85,598	\$89,926

### Households & Growth

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	1,629	26,418	44,295
2027 Projected Households	1,826	26,635	44,633
Projected Annual Growth 2022 to 2027	2.31%	0.16%	0.15%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2022 Est. White	73%	71%	72%
2022 Est. Black or African American	1%	1%	1%
2022 Est. Asian or Pacific Islander	6%	4%	4%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	9%	10%	10%
2022 Est. Hispanic	20%	24%	23%



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



Source: Esri  
© 2023 Esri



**SRS Real Estate Partners**  
1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800



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

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.