

FOR SALE—FOR LEASE

611 Korte Parkway, Longmont



Owner-User Investment Opportunity

15,000 SF Free-Standing Building on 1.23 Acre Parcel

For Sale: \$3,000,000 For Lease \$12.50/SF NNN

Available for Occupancy in May 2026

Currently operated as an early child learning center (TLC Learning Center).

City of Longmont zoning is Mixed-Use Regional Center

2024 Demographics	2 Mile	5 Mile	10 Mile
Population	32,355	106,777	200,895
Median Age	40.1	40.5	40.3
Average Household Income	107,509	110,807	127,345
Median Household Income	84,156	88,139	103,590
Daytime Employment	24,401	42,622	77,922

Nelson Miner

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