

# 2306 W 17TH AVENUE

LONGMONT, CO 80504

OFFERED AT

**\$325,000**

LAND SIZE

**.5 ACRES**

ZONING

**MU-N**

Mixed-Use Neighborhood  
Center

## PADDED FOR SUCCESS

- High-visibility pad for sale or lease
- Drive through likely possible
- Shadow anchored by Safeway
- Surrounding businesses include Starbucks, Jimmy Johns, Valvoline and Ziggi's Coffee

**PAD SITE FOR SALE  
IN NORTHWEST LONGMONT**

**ANNIE LARNER**

303 444 1344

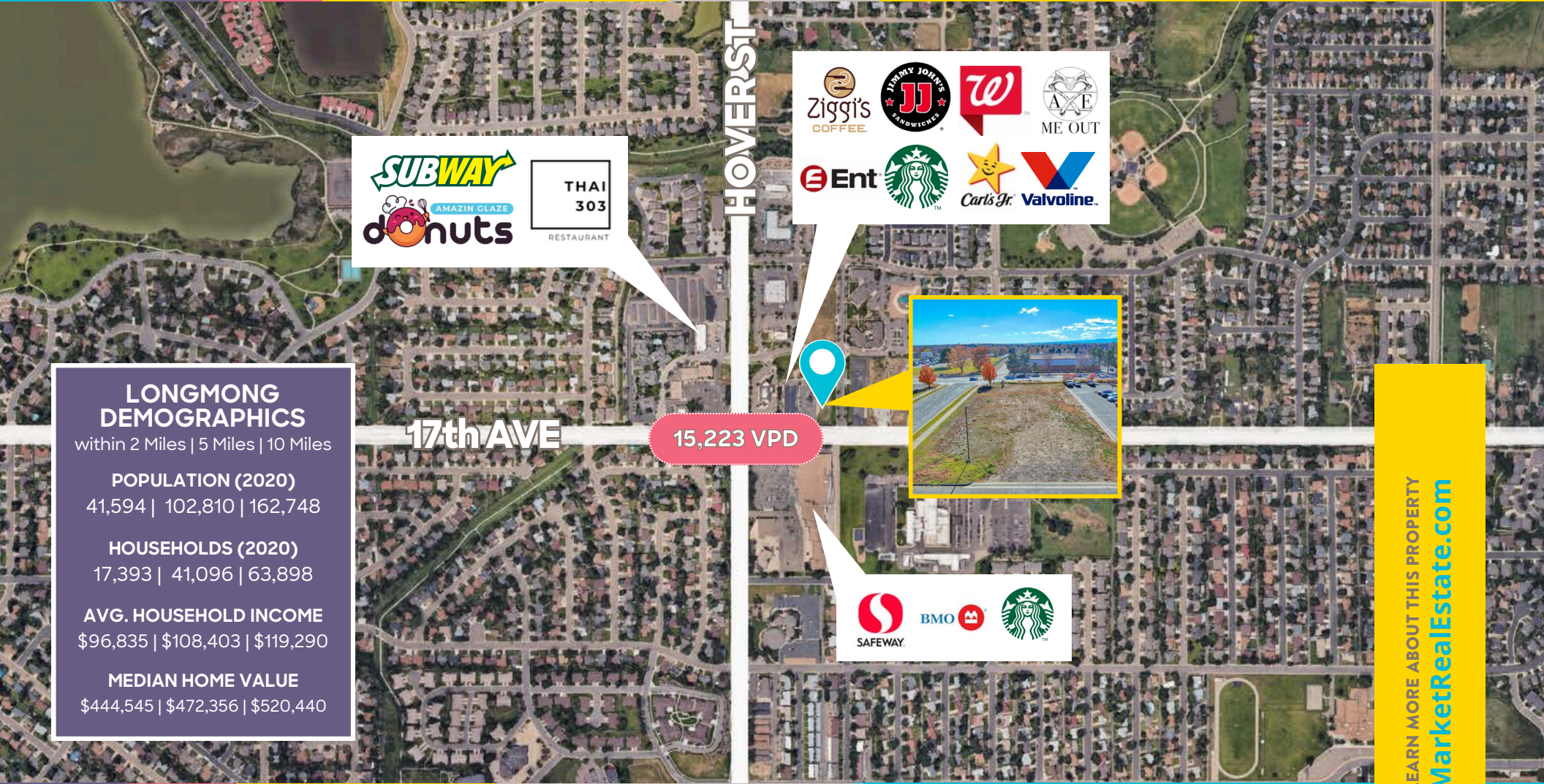
Annie@MarketRealEstate.com

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**LONGMONG DEMOGRAPHICS**  
within 2 Miles | 5 Miles | 10 Miles

**POPULATION (2020)**  
41,594 | 102,810 | 162,748

**HOUSEHOLDS (2020)**  
17,393 | 41,096 | 63,898

**AVG. HOUSEHOLD INCOME**  
\$96,835 | \$108,403 | \$119,290

**MEDIAN HOME VALUE**  
\$444,545 | \$472,356 | \$520,440

15,223 VPD



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