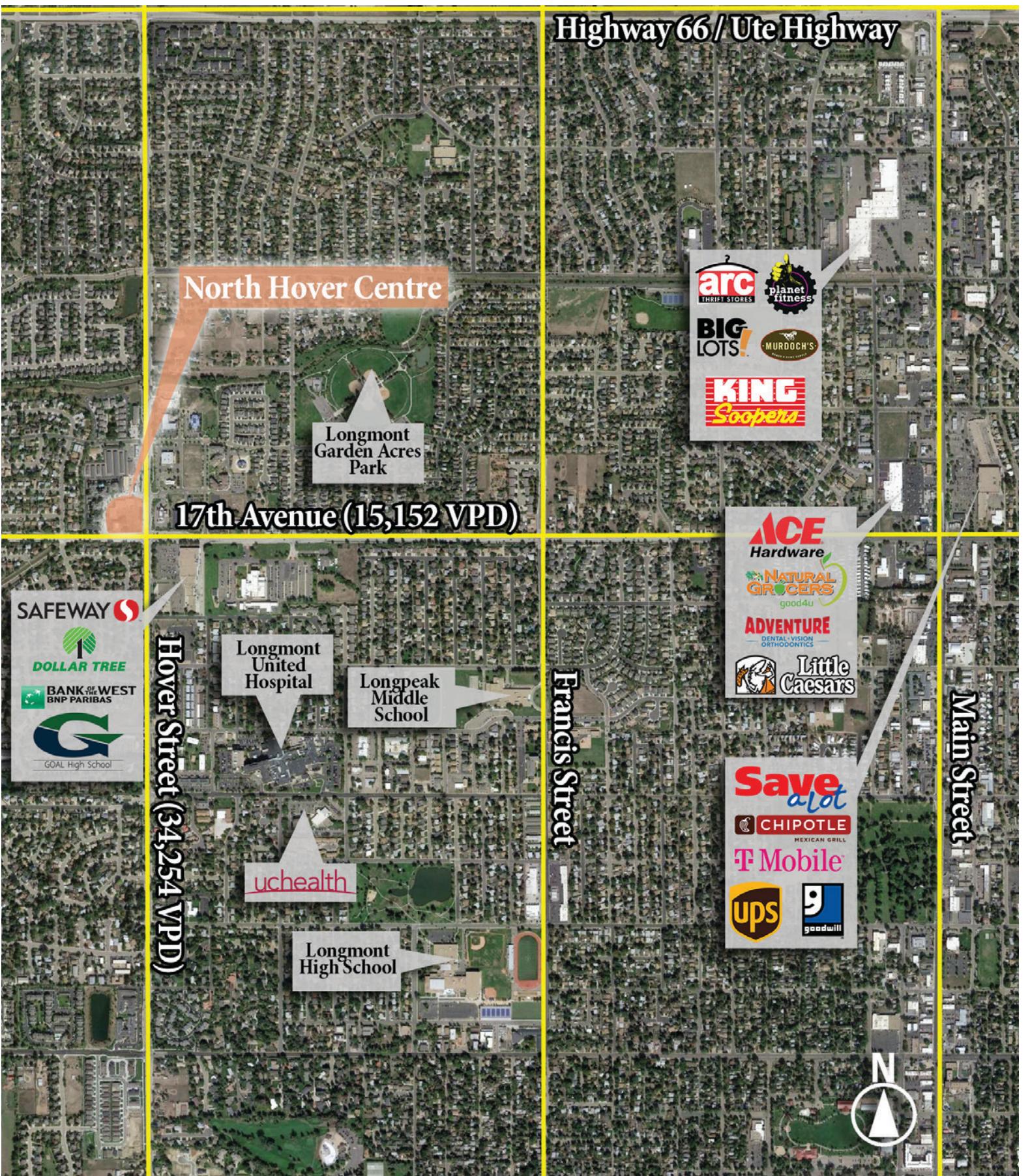


NORTH HOVER CENTRE

RETAIL SPACE FOR LEASE

Space Size: 1,909 SF Rental Rate: Contact Broker



1751 Hover Street, Longmont, CO



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
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Jason@KinseyCRE.com

Brady Kinsey
Principal
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DISCLAIMER: All of the information contained in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

NORTH HOVER CENTRE

RETAIL SPACE FOR LEASE

Availability Information:

Space Size: 1,909 SF

Rental Rate: Contact Broker

Traffic Counts:

Hover Street: 34,254 VPD
17th Avenue: 15,152 VPD

MPSI 2022 ESTIMATES

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Highlights:

- Last space available at this busy, neighborhood shopping center at Hover Street and 17th Avenue
- Strong mix of national and local tenants
- Monument signage available
- Creative Landlord that is willing to provide a build out allowance for the right Tenant.

Demographics:

	1 Mile	3 Miles	5 Miles
Population	16,043	60,888	101,370
Average Household Income	\$94,832	\$90,232	\$103,833
Daytime Population	4,841	25,382	36,590

COSTAR DEMOGRAPHIC

Site Plan:

