



# NORTH HOVER CENTRE

## RETAIL SPACE FOR LEASE

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



1751 Hover Street, Longmont, CO



**Jason F. Kinsey**  
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**Brady Kinsey**  
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# 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 DEMOGRAPHICS

### Site Plan:

