

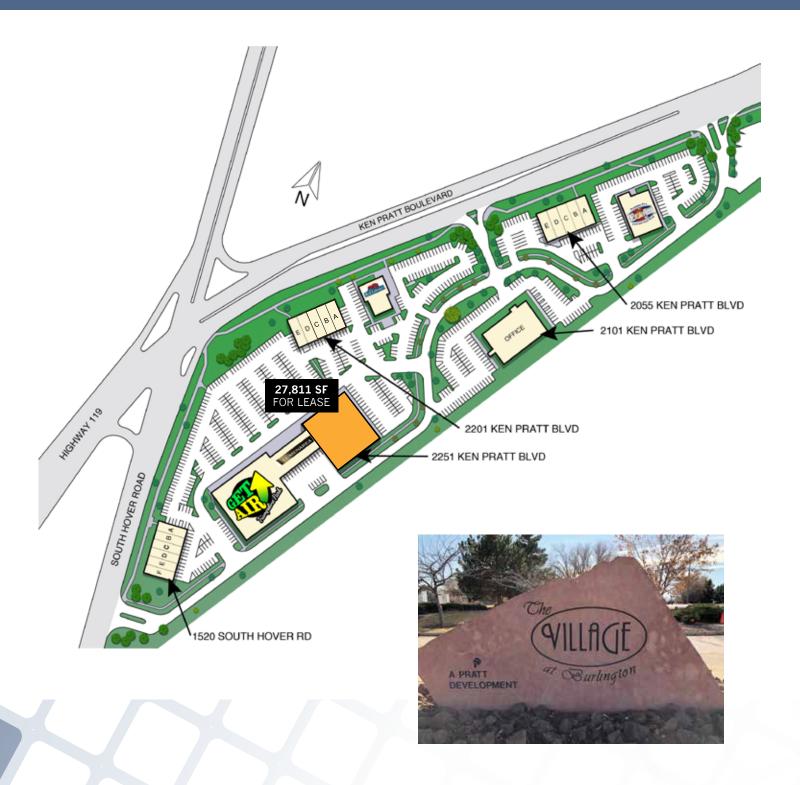
High Visibility Retail Anchor Space in Longmont Near Intersection of South Hover St. & Ken Pratt Blvd.

27,811 Square Feet of Space Located in Village at Burlington Shopping Center

- Total Space Available For Lease: 27,811 SF (Includes 2,911 SF of Improved Mezzanine Space)
- Western Facing Patios with Beautiful Views of the Front Range Mountains and Longs Peak
- NNN: \$6.41 Per Square Foot
- Base Rent: Negotiable
- Ample Onsite Parking
- Easy Access and Great Visibility
- Traffic Counts of Over 76,000 Vehicles Per Day
- Digital Signage Marketing Opportunities at Primary Intersection



ANCHOR SPACE FOR LEASE 2251 KEN PRATT BOULEVARD | LONGMONT, COLORADO





FOR MORE INFORMATION, CONTACT:

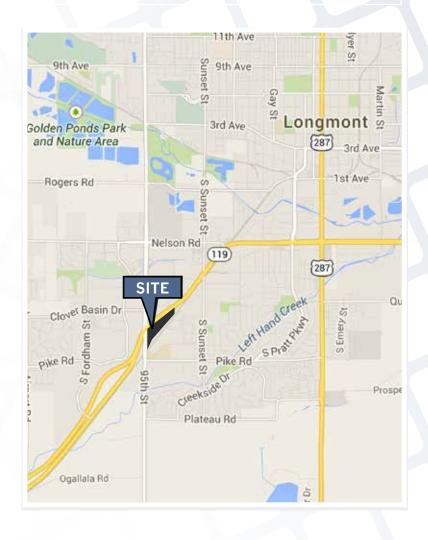
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Demographics	1 Mile	3 Mile	5 Mile	
Population	6,566	44,475	102,560	
Average HH Income	\$104,072	\$86,182	\$84,888	
Estimated Households	2,254	17,888	39,708	
Daytime Population	8,718	29,787	42,232	





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STRONG TRADE AREA CO-TENANCY:

















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