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REAL ESTATE

Legacy Longmont Restaurant Space For Lease

512 MAIN ST | LONGMONT, CO 80501

Size: 4,380 SF

Rate: \$25 NNN

Available: 60 Days



YOUR TURN AT THE TAP

Some restaurant leases come with four walls and a wish list. This one comes with a legacy. The 4,380 SF space at downtown Longmont's most beloved corner is up for lease, currently home to Mike O'Shays, the pub every Longmonster grew up in, met their college sweetheart at, or celebrated something in. Doors already open. Kitchen already dialed. Bar stocked with stories. All that's missing is your operating vision. Whether you're taking O'Shays into its next chapter or launching a fresh concept in a room the neighborhood already loves, downtown Longmont is ready.

PROPERTY HIGHLIGHTS

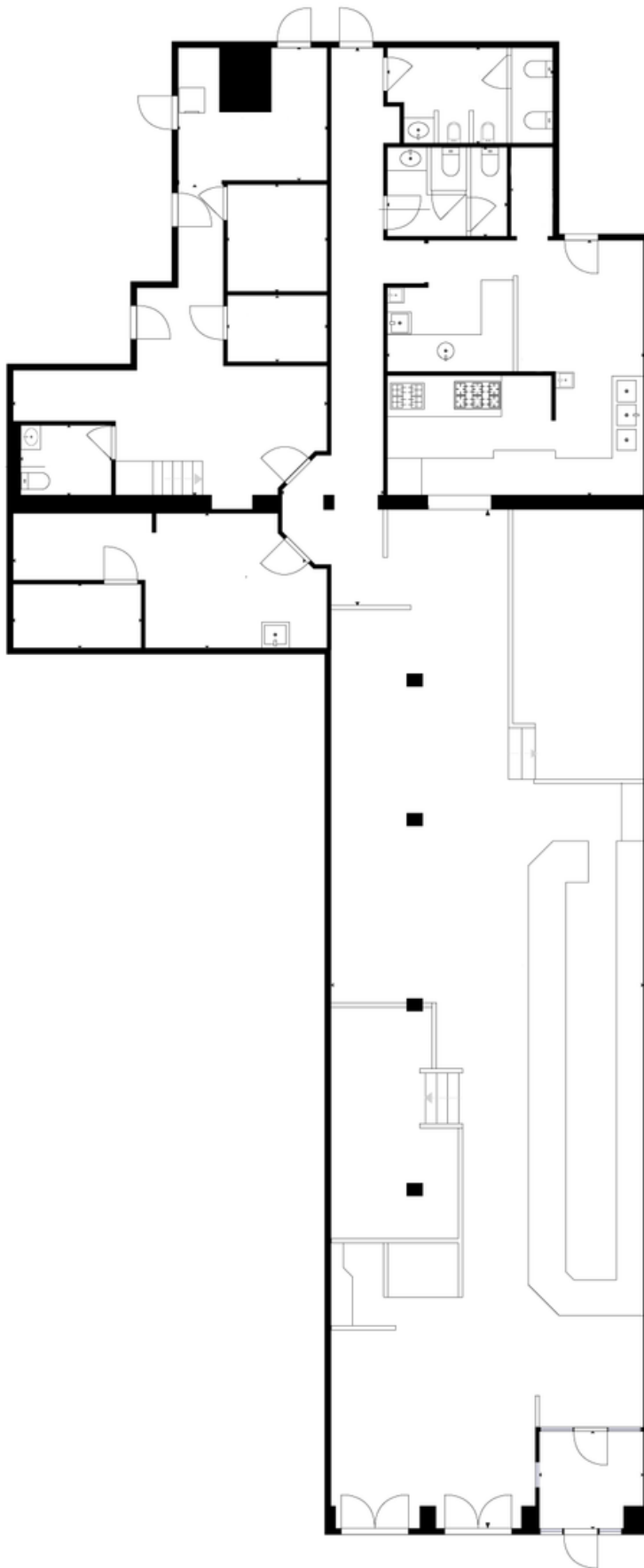
- Available for occupancy/will be delivered vacant
- 12-foot type I hood
- 50-gallon above grade grease trap
- Full basement for storage
- All FF&E included



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ANNIE LARNER

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ABOUT LONGMONT

Longmont is a community of over 100,000 on the northern edge of metro Denver. Boulder County, as the nation's most educated, is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. In addition, a network of companies providing services, products and amenities exist to support these industries - all in a community that provides unparalleled quality of life.

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LONGMONT DEMOGRAPHICS

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

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