

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

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com



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HOVERST

17th AVE

15,223 VPD

LONGMONT 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

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