

NEW PADS & INLINE SPACE AVAILABLE

SWC CLOVER BASIN DRIVE & AIRPORT ROAD | LONGMONT, COLORADO 80503

AVAILABLE
1.81 AC

AVAILABLE
1.74 AC

7,953 ADT

12,200 ADT

R-IN

R-OUT

Full Turn

2,619 SF

CLOVER BASIN ANIMAL HOSPITAL

COMING JUNE 2021

2,717 SF

2,024 SF

1,521 SF

SUITE SIZES ARE NEGOTIABLE

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Est. Population	12,093	18,983	40,820
Avg Household Inc	\$132,033	\$137,818	\$121,362
Employees	3,653	11,049	21,454
Businesses	245	809	1,917

Demographics Source: ESRI 2020

TRAFFIC COUNTS

On Airport Rd north of Nelson Rd	12,600 cars/day
On Airport Rd south of Clover Basin Dr	12,200 cars/day
On Clover Basin Dr east of Airport Rd	10,700 cars/day ¹
On Clover Basin Dr west of Airport Rd	7,953 cars/day ²

Source: City of Longmont 2017, ¹2018, ²2015

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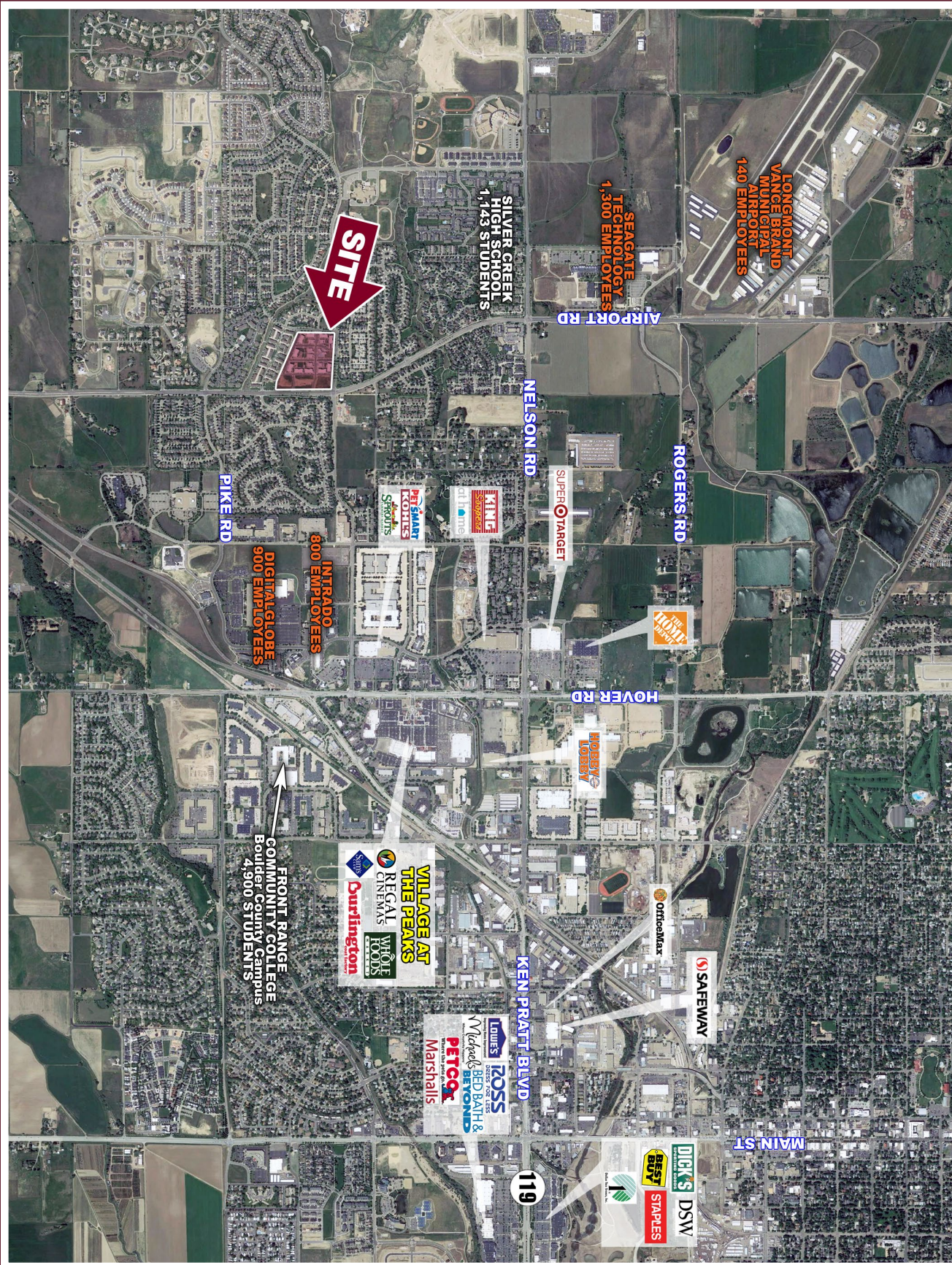
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BROKERAGE

we are
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AGENCY
DISCLOSURE

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INFORMATION

- Pads and Inline space available in new mixed use development
- 265 high-end apartments immediately adjacent to site
- Strong daytime & evening densities
- Average HH income of \$121,362 within 3 miles



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