

2322 W 17TH AVENUE

LONGMONT, CO 80504

OFFERED AT

\$325,000

LAND SIZE

.47 ACRES

ZONING

MU-N

Mixed-Use Neighborhood
Center

CLICK HERE
for allowed uses

PADDED FOR SUCCESS

- Located in a high-traffic, high-visibility retail corridor
- Surrounded by established national tenants, including Starbucks, Walgreens, Carl's Jr., and Valvoline
- Positioned adjacent to 75 newly built affordable housing units, supporting strong nearby foot traffic and demand

HOVER ST



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**PAD SITE FOR SALE
IN NORTHWEST LONGMONT**

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LONGMONT, CO 80504



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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