

The Village at Burlington

2201, 2251, 2055 Ken Pratt Boulevard / 1520 S. Hover Road
 Longmont, CO 80501



Available Units

Address:	Square Feet	Base Rent
2055 Ken Pratt Blvd - Unit C	1,200	\$15.75/SF NNN

Property Highlights

- One 1,200 square foot unit available
- NNN's estimated at \$8.75/SF
- High Visibility Retail at the intersection of Hover Road and Ken Pratt Blvd.
- Join Sports Authority, Office Depot, Red Lobster, Johnny Carino's, The Egg & I, Dairy Queen, Mattress King, etc.
- Available Now

Site Plan



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Demographics

	1 mile	3 mile	5 mile
2011 Population:	5,858	44,712	95,085
2011 Avg. HH Income:	\$104,836	\$79,029	\$82,291
2011 Total Daytime Population:	11,351	49,602	82,291

Traffic Counts - CDOT 2011

24,000 Vehicles Per Day
 -(Ken Pratt Blvd. NE/O Hover Rd.)
 28,000 Vehicles Per Day
 -(Diagonal Hwy SW/O Hover Rd.)

