

Hwy 119 & County Line Road
Longmont, CO

8 Acres

Hwy 119 & County Line Road

Build-to-Suit Pad Sites Available!

- Development site located on the SW corner of signalized Hwy 119 and County Line Road
- Development to feature mix of retail, bank, restaurant, fast food w/ drive-thru, and gas station/convenience store
- 8 acres with custom pad sites
- Flexible site plan
- Ample customer parking
- Fully signalized lit intersection
- Easy highway access
- Across from Walmart Superstore, and just south of brand new 212,000 SF UCHealth hospital
- Good visibility from heavily trafficked Hwy 119 and County Line Road, with an average of 40,000 VPD



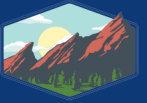
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BUILD-TO-SUIT PAD SITES FOR LEASE



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Hwy 119 & County Line Road, Longmont, CO

*Potential Layout

	Square	Parking
Retail	20,250 SF	81 Cars
Gas Station/ Convenience Store	3,000 SF	15 Cars + 12 Fuel Pumps
Restaurant	14,325 SF	205 Cars
Fast Food w/ Drive-thru	5,700 SF	



CALL NOW FOR RATE!



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