

LONGVIEW BUSINESS PARK

155 WEST 65TH STREET | LOVELAND, COLORADO 80538

1,000 SF POTENTIAL STANDALONE DRIVE-THRU OPPORTUNITY

Lease Rate: Negotiable

Potential 1,000 SF build-to-suit drive-thru opportunity available in the Longview Business Park. Strategically located between Fort Collins and Loveland with immediate access to Highway 287. This site enjoys excellent visibility and is in close proximity to a growing tenant base, including Walmart, Chase Bank, Subway, Verizon, Freddy's, and many more.



PROPERTY HIGHLIGHTS

- Excellent Highway 287 visibility
- Close proximity to Loveland area schools and multi-family developments
- Opportunities for retail, restaurant, office, medical office, and more
- Strong area co-tenants include Walmart, Chase Bank, Freddy's, Subway, Les Schwab Tires, Comfort Dental, Verizon, Uhaul, Serious Texas BBQ, and many more
- Owner will consider land lease

LONGVIEW BUSINESS PARK

155 WEST 65TH STREET | LOVELAND, COLORADO 80538



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population (Pop.)	5,080	43,325	116,283
2027 Projected Pop.	5,566	47,409	127,534
Annual Pop. Growth ('22-'27)	1.90%	1.90%	1.90%
2022 Households (HH)	1,932	16,626	46,844
2022 Avg. HH Income	\$89,244	\$97,948	\$102,696

Source: CoStar, 2022

For more information, please contact:

COLE HERK, CCIM
Senior Director
+1 970 267 7726
cole.herk@cushwake.com

BRIAN MANNLEIN
Director
+1 970 267 7739
brian.mannlein@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com