

1010 South Lincoln Avenue

Loveland, Colorado



Highlights

- Newly constructed building on Highway 287 in South Loveland.
- Excellent location with great visibility from Lincoln Ave (Hwy 287) just 1 block north of Hwy 402.
- Flexible design can accommodate many uses including retail, showroom, office, or flex space.
- Extremely attractive rate for new construction; Tenant finish allowance available.

Property Information

Lease Rate: \$10-12/s.f. triple net

Sales Price: Negotiable

Available Space: 1010 S. Lincoln: 7,905 s.f. (divisible)
1020 S. Lincoln: FULLY LEASED

Zoning: Commercial

Use: Flexible for retail, office, showroom, flex or office/warehouse

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U.S. Highway 287 (S. Lincoln Ave)

Demographics

(Source: STDB Online 2007, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2007 Est. Population	4,293	40,568	73,935
Avg. HH Inc	\$50,993	\$67,233	\$74,605
Households	1,721	16,125	28,647

Traffic Counts

(Source: City of Loveland June 2006)

Lincoln Ave. (287)	19,850 VPD
SW 14th St (Hwy 402) (1 Block south)	18,500 VPD

For more information please contact:



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