

# 2,030 sf Available Retail Space for Lease | Countryside Village

179-199 West South Boulder Road, Lafayette, Colorado 80026

Asking Price: \$19.00 psf + NNN



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## 2,030 sf of Retail Space Now Available for Lease

*Countryside Village* in Lafayette, Colorado, now has a 2,030 square foot retail space available for lease. This center is built contiguously adjacent to one of the largest non-denominational Church in Colorado, boasting approximately an average weekly attendance of close to 19,000, and ranking in Outreach Magazine as the 11th largest church in America. Further, the church has daily events which produces large volumes of daily traffic to the center. Having Countryside along the main street of Lafayette is also promising for a continue flow of traffic. Please don't hesitate to give one of our brokers a call for more information.

### AREA OVERVIEW

#### Average Daily Traffic Counts (2022)

S Public Rd at City Center Cir S	9,112 VPD (2022)
S Public Rd at Waneka Pkwy S	12,306 VPD (2022)
S Public Rd at Waneka Pkwy S	12,000 VPD (2019)

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	15,625	55,721	140,251
Average HH Income	\$93,958	\$130,750	\$144,422

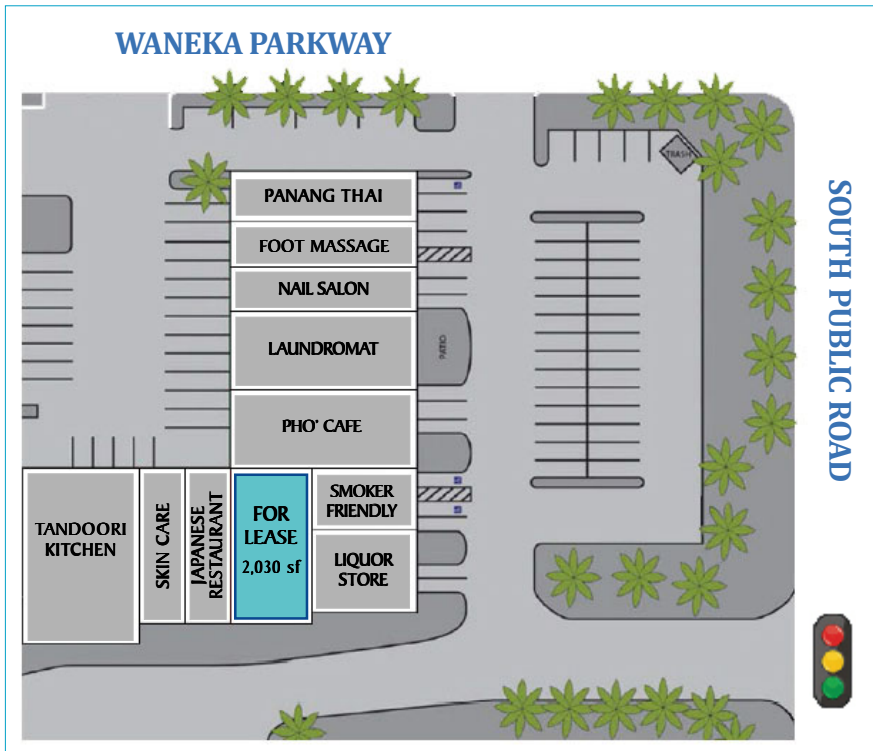
07/09/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

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CNTRY - 071224

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## LEASE OVERVIEW

- ▶ Asking rate: \$19.00 psf + NNN
- ▶ Space Available: 2,030 SF
- ▶ Adjacent to Flatirons Community Church

## TENANTS

- Panang Thai
- Bamboo Foot Massage
- Aloha Nail Salon
- Sud Masters Laundromat
- Pho' Cafe
- Smoker Friendly
- Liquor Store
- ★ **2,030 sf Space for Lease**
- Udon Raisha Sushi
- Skin Care
- Tandoori Kitchen



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