

OFFICE SPACE FOR LEASE

2940 I-70 BUSINESS LOOP UNIT 1A

Grand Junction, CO 81504



OVERVIEW:

- 2,800 square foot office space
- Multiple private offices
- Large work rooms
- Quick access to I-70B and North Avenue

TRAFFIC COUNTS:

I-70 BL	29 Road	15,000	ADT
I-70 BL	I-70 Business Acc	13,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	9,690	75,497	109,568
Average HH Income	\$54,619	\$66,985	\$70,131
Businesses	320	2,236	4,548
Daytime Population	9,276	67,789	111,996

FOR LEASE: \$2,905/MO + NNN

MATTHEW PARKER | 970.985.5124 | matthew@brayandco.com