

RETAIL SPACE FOR LEASE

2851 1/2 NORTH AVE #4B
Grand Junction, CO 81501



OVERVIEW:

- Open retail space
- Large windows offer plenty of natural light
- Strip center on corner
- Great traffic counts and signage
- MU-2 zoning allows retail, service, or medical use

TRAFFIC COUNTS:

28 1/2 Road	Chipeta Ave	1,565	ADT
28 1/2 Road	Mesa Ave	1,793	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	10,011	71,268	111,853
Average HH Income	\$44,453	\$58,841	\$62,432
Businesses	441	3,275	4,850
Daytime Population	10,028	77,692	116,485

FOR LEASE: \$13.00/SF/YR + NNN

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