

RETAIL / RESTAURANT SPACE FOR LEASE

230 N Palmer Street #A | Delta, CO 81416



OVERVIEW

- Excellent retail/restaurant space 1,650 SF for lease.
- Great co-tenancy with Subway, DQ, Little Ceasars, Sumo Sushi, Sudsy Duds Laundromat, and Value Vape.
- Anchored by City Market and shadow anchored by McDonalds.
- Great access and visibility from Highway 50.
- Available immediately, includes ample parking, and great signage.

OFFERED AT: \$2,200/MO + NNN (\$5.75/SF/YR)

TRAFFIC COUNTS

Main Street	N of 1st St	19,000 AADT
1st Street	NE of SH 50	16,000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	6,340	52,845	96,569
Daytime Population	15,186	68,983	109,335
Average HH Income	\$52,181	\$62,611	\$71,367
Businesses	1,389	3,654	4,833

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