

## OFFICE /RETAIL SPACES FOR LEASE

569 32 Road, Grand Junction, CO 81504



### OVERVIEW

- Busy shopping center
- High traffic counts
- Signalized intersection
- Visible signage
- Ample parking

### TRAFFIC COUNTS

I-70B	E of 32 Rd	25,000 AADT
32 Road	S of I-70B	19,000 AADT

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	12,178	46,746	78,693
Daytime Population	9,836	33,919	66,596
Average HH Income	\$64,221	\$60,180	\$58,828
Businesses	234	667	1,847

UNIT #	SQ. FT	RENT
5C	1,371	\$870.59/mo + NNN
7B	1,583	\$1,845/mo + NNN
10B	2,527	\$2,950/mo + NNN

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