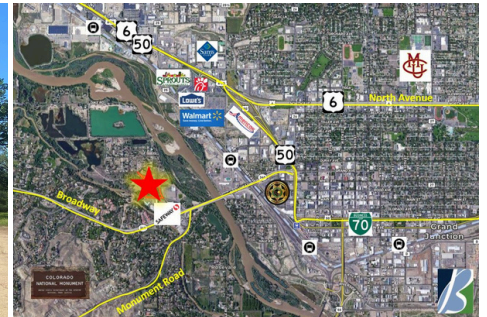


# DEVELOPMENT LAND FOR SALE

171 LAKE ROAD

Grand Junction, CO 81507



## OVERVIEW:

- 8.62 acres mixed use zoning
- Future commercial or multi-family development
- Next to shopping center
- Proximity to downtown
- Boarding Riverfront Trail (hiking & biking)

## TRAFFIC COUNTS:

Frontage Road	29 Road	13,922	ADT
29 Road	Rhonda Lee Road	7,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	4,370	20,233	79,67
Average HH Income	\$79,909	\$67,588	\$57,656
Businesses	48	471	3,209
Daytime Population	3,098	16,467	81,068

# FOR SALE: \$825,000

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