

2493 HWY 6&50 #7

FOR LEASE | RETAIL / OFFICE SPACE | GRAND JUNCTION



OVERVIEW

- 1,500 sf, beautifully finished retail space
- Newer roof and HVAC
- Abundant parking for clients & employees
- Great visibility from high trafficked Hwy 6&50

OFFERED AT \$289,000

TRAFFIC COUNTS

HWY 6&50 E OF 24 1/2 ROAD 25,374 VPD

HWY 6&50 W OF 25 ROAD 46,757 VPD

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

CURRENT POPULATION

2,646

41,636

82,524

DAYTIME POPULATION

9407

60,832

99,502

TOTAL BUSINESSES

854

3,488

4,870

AVERAGE HH INCOME

\$53,533

\$56,740

\$59,849