

OFFICE SPACE FOR LEASE

305 MAIN STREET #D
Grand Junction, CO 81501



OVERVIEW:

- 1,050 SF upper level room
- Showroom, studio, or open workspace
- Large window overlooking Main Street
- Walking distance to local shopping and dining

TRAFFIC COUNTS:

Rood Ave	N 4 th Street	2,500	ADT
Ute Ave	S 3 rd Street	8,700	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	6,448	53,658	96,631
Average HH Income	\$52,206	\$58,176	\$64,756
Businesses	1,286	3,738	4,864
Daytime Population	14,139	70,089	109,133

Brian Bray | 970.986.0446 | Brian@brayandco.com