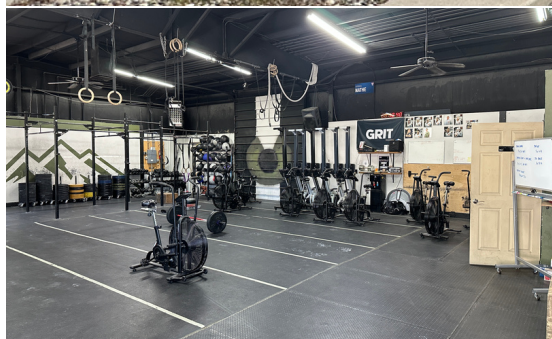


FLEX SPACE AVAILABLE

573 S Commercial Drive | Grand Junction, CO 81504



OVERVIEW

- 2,000 SF retail/office space available for lease, purchase, or lease-to-own
- End-cap location with excellent visibility
- Flexible open-concept layout
- 10' overhead door for warehouse, service, or light industrial uses
- Ample front parking and easy access
- Small fenced rear yard with alley access
- Building signage opportunities
- Evaporative cooling and gas forced-air heat
- Available at the end of June

TRAFFIC COUNTS

25 Road	Welso Ave	10,000 ADT
Patterson Road	Foresight Cir	19,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	5,288	45,523	87,904
Daytime Population	11,312	65,589	104,377
Average HH Income	\$68,303	\$62,811	\$65,435
Businesses	937	3,549	4,866

Lease Price: \$2,000/MO + NNN

Sale Price: \$315,000

FOR SALE OR LEASE

SID SQUIRRELL | 970.260.0121 | sid@gjcommercial.com