

SALON SPACE AVAILABLE FOR LEASE

2889 North Avenue Unit 3 | Grand Junction, CO 81501



OVERVIEW

- 1,498 SqFt, fully built-out nail salon and spa
- Existing equipment and fixtures included
- Turnkey layout allows a new operator to open with minimal build-out costs
- Located in the established Village Lane Shopping Center
- Strong North Avenue visibility with steady traffic

TRAFFIC COUNTS

North Avenue	28 ¼ Road	21,772 ADT
North Avenue	North Avenue	17,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	9,733	71,645	111,183
Daytime Population	10,264	76,033	115,665
Average HH Income	\$45,535	\$59,560	\$2,231
Businesses	428	3,015	4,813

OFFERED AT: \$1,997/MO + NNN

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