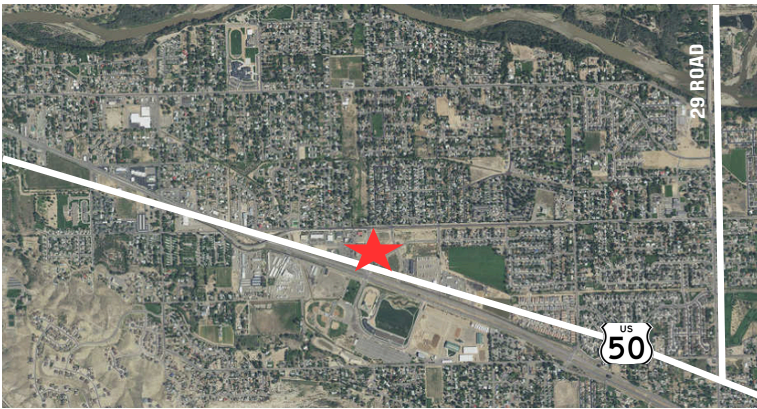


**RETAIL PAD SITE FOR SALE**

2744 Highway 50 | Grand Junction, CO 81503



**OVERVIEW**

- 0.96-acre retail pad site
- Strong shopping center tenants
- Consistent highway traffic
- High visibility
- New developments nearby

**TRAFFIC COUNTS**

Hwy 50	NW of 27 1/2 Rd	15,000 AADT
Hwy 50	W of Dorothy Ave	20,000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	8,117	33,907	89,608
Daytime Population	5,739	38,816	95,831
Median HH Income	\$62,265	\$57,105	\$61,094
Businesses	126	2,044	4,127

**OFFERED AT: \$825,000**

**Brian Bray | 970.986.0446 | Brian@brayandco.com**