

RETAIL SPACE FOR LEASE

2851 1/2 NORTH AVE #3 & #4B

Grand Junction, CO 81501



OVERVIEW:

- Open retail space
- Large windows offer plenty of natural light
- Strip center on corner
- Great traffic counts and signage
- MU-2 zoning allows retail, service, or medical use

TRAFFIC COUNTS:

North Ave
28 1/4 Road

Harris Road
North Ave

22,000 ADT
23,000 ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	10,011	71,268	111,853
Average HH Income	\$44,453	\$58,841	\$62,432
Businesses	441	3,275	4,850
Daytime Population	10,028	77,692	116,485

UNIT #	SQFT	RENT
UNIT #3	2,688 SF	\$2,688/MO + NNN
UNIT #4B	1,275 SF	\$1,275/MO + NNN

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