

RESTAURANT SPACE FOR SALE OR LEASE

101 Main Street | Delta, CO 81416



OVERVIEW

- Former Wendy's restaurant space, co-branded with Sinclair Gas Station available for sale, offering a fast-food buildout with a drive-thru
- High-visibility corner location at Main Street & Hwy 92 with combined traffic counts of 19,000+ ADT
- 431 businesses within 1 mile creating a robust daytime economy and built-in consumer base
- To purchase or to lease - an opportunity to acquire an established restaurant building in a proven QSR location
- Located in Delta, CO, a growing western slope community with easy access and strong regional draw along a primary commercial corridor
- Core restaurant area approximately 1,404 SF, situated on .65 acre separate lot

TRAFFIC COUNTS

Main Street	State Hwy 92	19,000 ADT
Main Street	W 11 th Street	13,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	3,739	10,334	12,490
Daytime Population	5,599	11,981	13,846
Average HH Income	\$48,624	\$55,027	\$57,709
Businesses	431	653	721

PROPERTY DETAILS

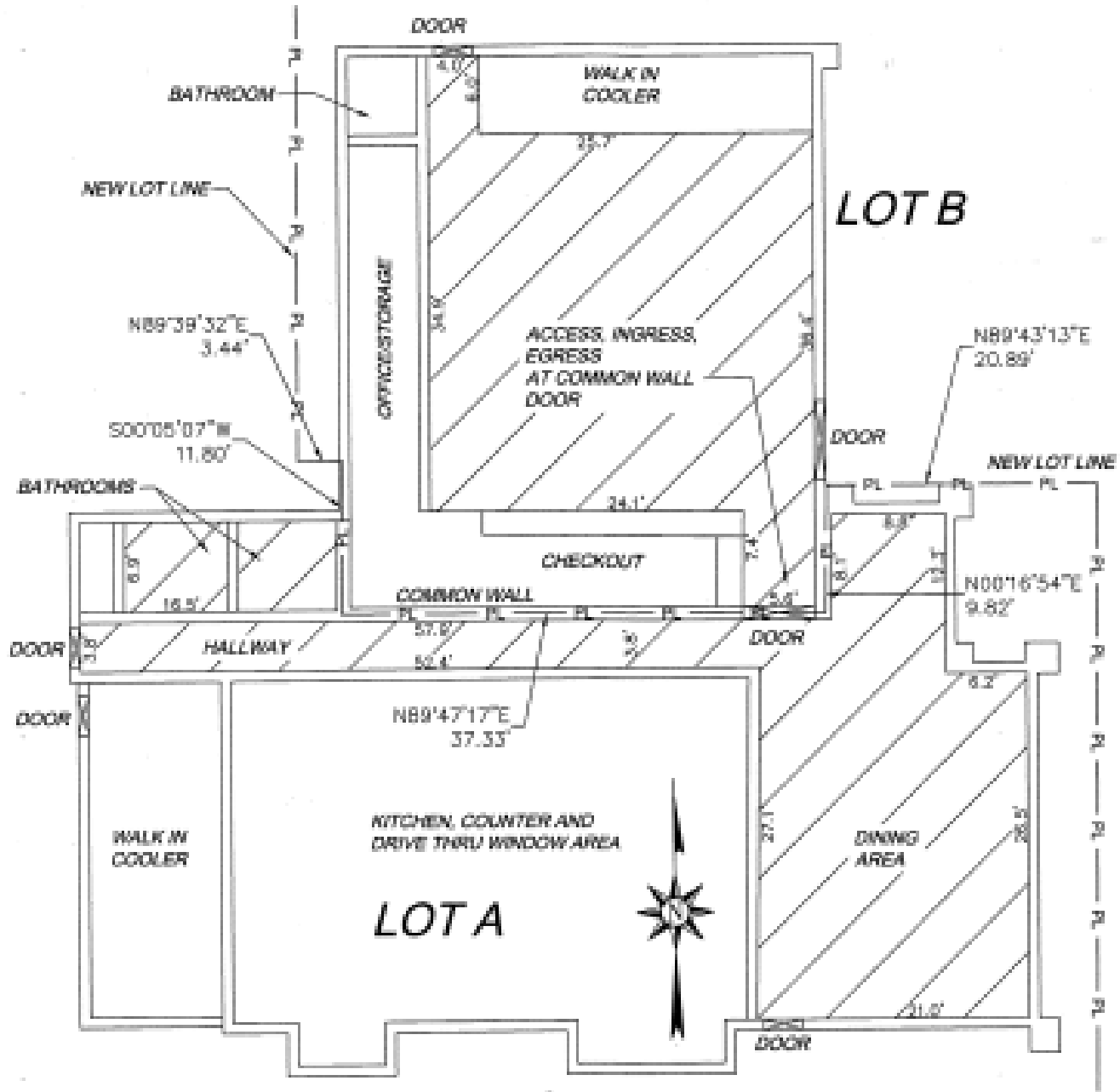
Restaurant SF: Apx 2,346 SF
Common Space SF: Apx 986 SF
Total Available Space: 2,346 SF

FOR LEASE OR FOR SALE

SID SQUIRRELL | 970.260.0121 | sid@gjcommercial.com

RESTAURANT SPACE FOR SALE

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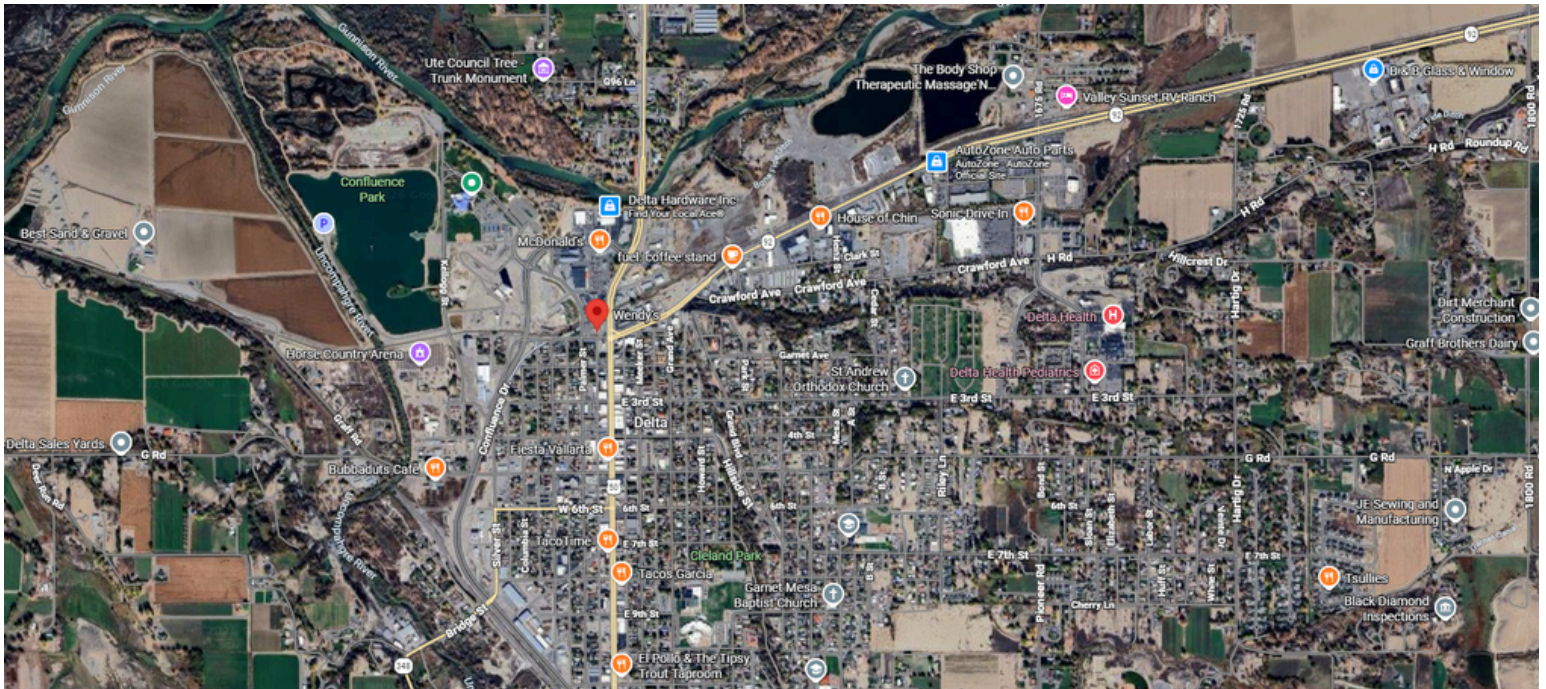
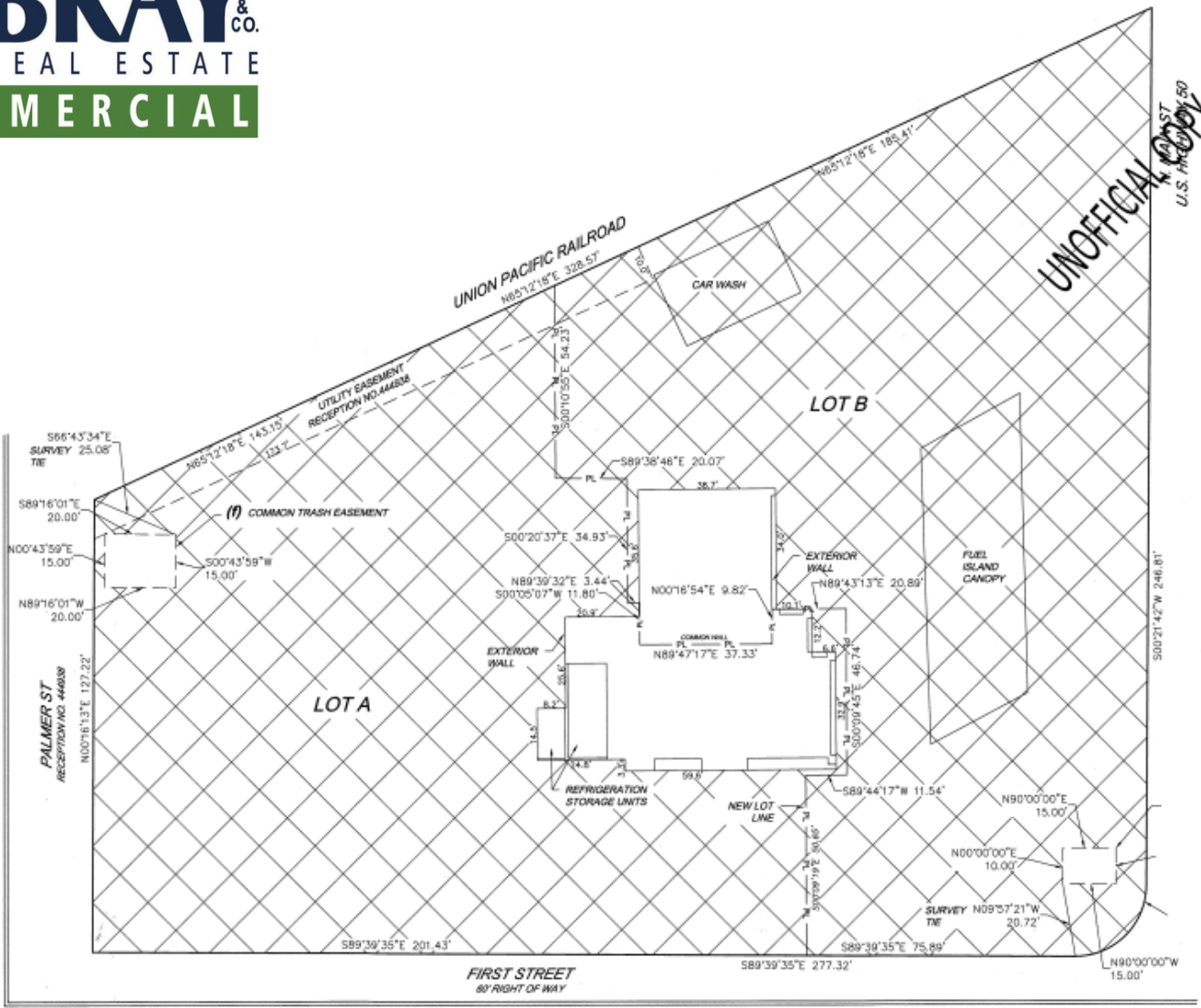
- (a) BASEMENT FOR INTERIOR PORTIONS
- (i) INTERIOR AREAS
- (b) BATHROOM FACILITIES



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