

# COMMERCIAL RETAIL SPACE FOR LEASE

240 N Palmer Street #240B | Delta, CO 81416



## OVERVIEW

- Excellent retail space for lease in Delta.
- Good access and visibility from Highway 50.
- Easy street access from Gunnison River Bypass and Confluence Drive.
- Great co-tenancy with DQ, Subway, Homestead Meats, Little Ceasars, and Sudsy Duds Laundromat.
- 1,200 s/f- \$15/sf/yr

## TRAFFIC COUNTS

Main Street	N of 1st St	19,000 AADT
1st Street	NE of SH 50	16,000 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	6,340	52,845	96,569
Daytime Population	15,186	68,983	109,335
Average HH Income	\$52,181	\$62,611	\$71,367
Businesses	1,389	3,654	4,833

**OFFERED AT: \$1,500/MO + NNN (4.50/SF/YR)**

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