

Commercial Land For Lease

TBD Kluge Ave, Palisade, CO 81526



OVERVIEW

- GREAT Commercial lot
- Multi use opportunities
- Located in Palisade Town Center
- Adjacent to Palisade Brewery's and downtown

TRAFFIC COUNTS

US-6 S of 38 2/10 RD 4,900 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	2,725	4,560	6,470
Daytime Population	2,230	3,910	5,347
Average HH Income	\$52,403	\$63,620	\$67,164
Businesses	103	173	215

OFFERED AT: \$1,600/MO + NNN

Cory Carlson | 970.261.9311 | Cory@brayandco.com