

FOR SALE

2550 American Way | Grand Junction, CO

Retail Pad Site



OVERVIEW:

- 0.69 acres
- Zoned MU-2
- Corner lot
- Located in Rimrock Shopping Center
- Next to shopping, dining, and multi-

FOR SALE: \$585,000

TRAFFIC COUNTS:

Hwy 6&50	N of American Way	18,000 AADT
Hwy 50	E of American Way	19,000 AADT
Hwy 6&50	E of 25 Road	39,000 AADT

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	5,785	50,790	93,141
Daytime Population	14,078	69,349	105,812
Median HH Income	\$51,824	\$56,478	\$62,756
Businesses	1,283	3,633	4,736

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