

MEDICAL OFFICE FOR LEASE
455 KOKOPELLI BLVD #C
Fruita, CO 81521



OVERVIEW:

- 1,666 SF medical office
- Inviting waiting area
- Exam rooms with medical chairs
- Nurse stations and lab
- Next to Family Health West, hotels, and restaurants

TRAFFIC COUNTS:

S Mesa St SE Frontage Rd 5173 ADT
 S Cherry St NNE of Hwy 30 13656 ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	5,973	15,628	19,932
Average HH Income	\$57,181	\$73,736	\$79,398
Businesses	337	467	586
Daytime Population	6,747	13,071	16,209

FOR SALE: \$3,054/MO GROSS

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