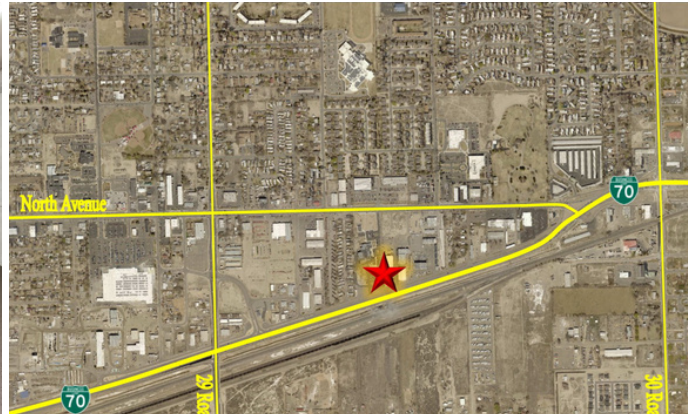


9,000 SF FLEX SPACE FOR SALE
2940 I-70 BUSINESS LOOP
Grand Junction, CO 81504



OVERVIEW:

- Multi-tenant office/flex/shop property
- 9,000 SF total building size
- 0.60-acre C-2 zoned lot
- I-70 visibility and frontage location
- Offers rental income
- Available space for owner-user occupancy

TRAFFIC COUNTS:

I-70 BL	29 Road	15,000	ADT
I-70 BL	I-70 Business Acc	13,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	9,690	75,497	109,568
Average HH Income	\$54,619	\$66,985	\$70,131
Businesses	320	2,236	4,548
Daytime Population	9,276	67,789	111,996

FOR SALE: \$1,485,000

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