

# FOR SALE

690 27 1/2 Road | Grand Junction, CO

Vacant Lot



## OVERVIEW:

- Just over one acre retail lot for sale (1.03 ac.)
- High visibility elevated lot with lots of traffic
- Great access off of 27 1/2 Ct
- Ready to develop immediately
- Owners will Build to Suit or Ground Lease

**FOR SALE: \$987,000**

## TRAFFIC COUNTS:

Horizon Drive	E of 12th Street	13,275 VPD
Horizon Drive	North of 27 1/2 Road	24,150 VPD

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Current Population	7,016	53,682	96,837
Daytime Population	10,089	68,149	108,928
Businesses	367	3,364	4,743
Average HH Income	\$72,939	\$55,453	\$60,405

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