

599 29½ ROAD

Grand Junction, CO 81504

2,635 SF | RETAIL, FORMER CONVENIENCE STORE



FOR SALE

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AERIAL MAP

ABOUT THE PROPERTY

This property, located at 599 29½ Road in Grand Junction, offers a versatile retail opportunity, previously utilized as a convenience store. The site features excellent visibility, ample parking, and adaptable square footage suited for a variety of retail or service businesses. The surrounding area is characterized by a mix of residential neighborhoods, schools, and retail establishments, providing a strong customer base. With easy access to major roadways and proximity to key amenities, this location presents a strategic opportunity for businesses seeking a high-traffic, community-oriented setting.

- Located on the southwest corner of a four-way signalized intersection
- Population Growth within a one mile radius 2024 - 2029 estimated at 0.73%
- 4.5 Miles from the Grand Junction Airport
- Corner location with access to Patterson Road and 599 29½ Road

DEMOGRAPHICS

	1 Mile	3 Miles
Population	13,134	63,003
Households (HH)	5,429	25,781
Avg. Household Income	\$86,825	\$84,528
Median Age	40	37



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PROPERTY FEATURES

BUILDING SIZE

2,635 SF

LAND SIZE

22,605 SF

TYPE

Retail, former Convenience Store

PRICING

\$650,000

TAXES (2024)

\$8,730.32

ZONING

MU-1

TRAFFIC COUNTS

599 29½ Road

4,227 Cars Per Day

Patterson Road

28,314 Cars Per Day



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.