

DEVELOPMENT LAND FOR SALE

171 Lake Road | Grand Junction, CO 81507



OVERVIEW

- 8.62 acres mixed use zoning
- Future commercial or multifamily development
- Next to shopping center
- Proximity to downtown
- Bordering Riverfront Trail (hiking & biking)

TRAFFIC COUNTS

Highway 340 NE of Monument Rd 24,576 AADT
 Broadway Rd NW of Ridges Blvd 9,400 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	3,257	41,781	86,040
Daytime Population	5,033	61,287	102,508
Median HH Income	\$68,117	\$65,205	\$72,412
Businesses	271	3,394	4,737

OFFERED AT: \$825,000

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