

FOR LEASE

156 Park Square #A | Fruita, CO

Medical Office Space



OVERVIEW:

- Prime location on the Fruita Roundabout
 - Currently set up for shared office space
 - Great visibility, signage, and lots of traffic
 - 1,440 SF with shared entrance and restroom
- Cannot be leased to an orthodontist practice*

FOR LEASE:

\$2,000/Mo.+ NNN (\$5.00/SF/Yr.) + utilities

TRAFFIC COUNTS:

Aspen Avenue East of Mulberry Street 5,785 VPD
Aspen Avenue West of Plum Street 6,000 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	9,225	15,444	19,261
Average HH Income	\$58,692	\$66,831	\$72,591
Businesses	305	390	489
Daytime Population	8,401	12,464	15,181

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