

FOR LEASE

156 Park Square #C | Fruita, CO

Office Space



OVERVIEW:

- Nice Upstairs Office Space on Park Square
- Has shared access with the main level tenant
- Secured access and private restroom
- 720 SF currently wide open

FOR LEASE: \$775/Mo.+ NNN

+ Nat Gas & Electricity

TRAFFIC COUNTS:

Aspen Avenue East of Mulberry Street
Aspen Avenue West of Plum Street

5,785 VPD
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 |

Sid Squirrell, CCIM | 970.260.0121 | sid@gjcommercial.com

BRAY COMMERCIAL | 1015 N 7th Street | Grand Junction, CO 81501 | 970.241.2909

braycommercial.com

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