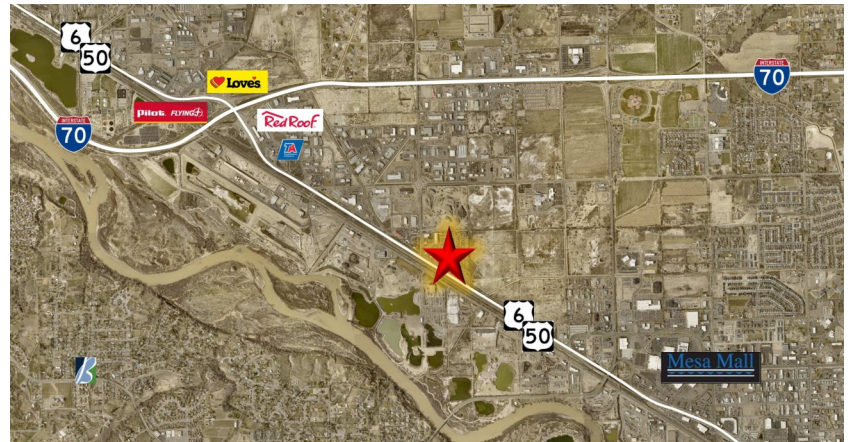


# FOR SALE

2314 Highway 6&50 | Grand Junction, CO

Retail/Commercial Building



## OVERVIEW:

- Free-standing retail/commercial building
- Excellent visibility off of Hwy 6&50
- Easy access to major corridor!

**OFFERED AT: \$487,000**

## TRAFFIC COUNTS:

Hwy 6&50 W of Patterson Rd 25,540 VPD  
 Hwy 6&50 SE of I-70 29,585 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	606	22,358	56,687
Daytime Population	4,170	1,527	3,908
Average HH Income	\$75,888	\$86,535	\$69,391
Businesses	198	1,527	3,908

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

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[braycommercial.com](http://braycommercial.com)

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