

# UNIQUE MIXED-USE OFFERING

2960 NORTH AVENUE

Grand Junction, CO 81504



## OVERVIEW:

- Retail space on busy North Avenue
- 3,000+ SF office/retail
- 6,800+ SF dry storage
- 3 bed/1 bath rental house
- 0.6-acre fenced lot
- C-2 zoning allows for development potential

## TRAFFIC COUNTS:

28 Road	Mesa Avenue	6,001	ADT
28 1/4 Road	North Avenue	23,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	11,728	69,898	112,504
Average HH Income	\$43,413	\$58,717	\$62,876
Businesses	501	3,576	4,964
Daytime Population	11,602	79,653	119,062

# FOR SALE: \$595,000

Brian Bray | 970.986.0446 | Brian@brayandco.com