

TELLER ARMS PLAZA

2401 North Avenue | Grand Junction, Colorado



COURTNEY KEY

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BRIAN SHORTER

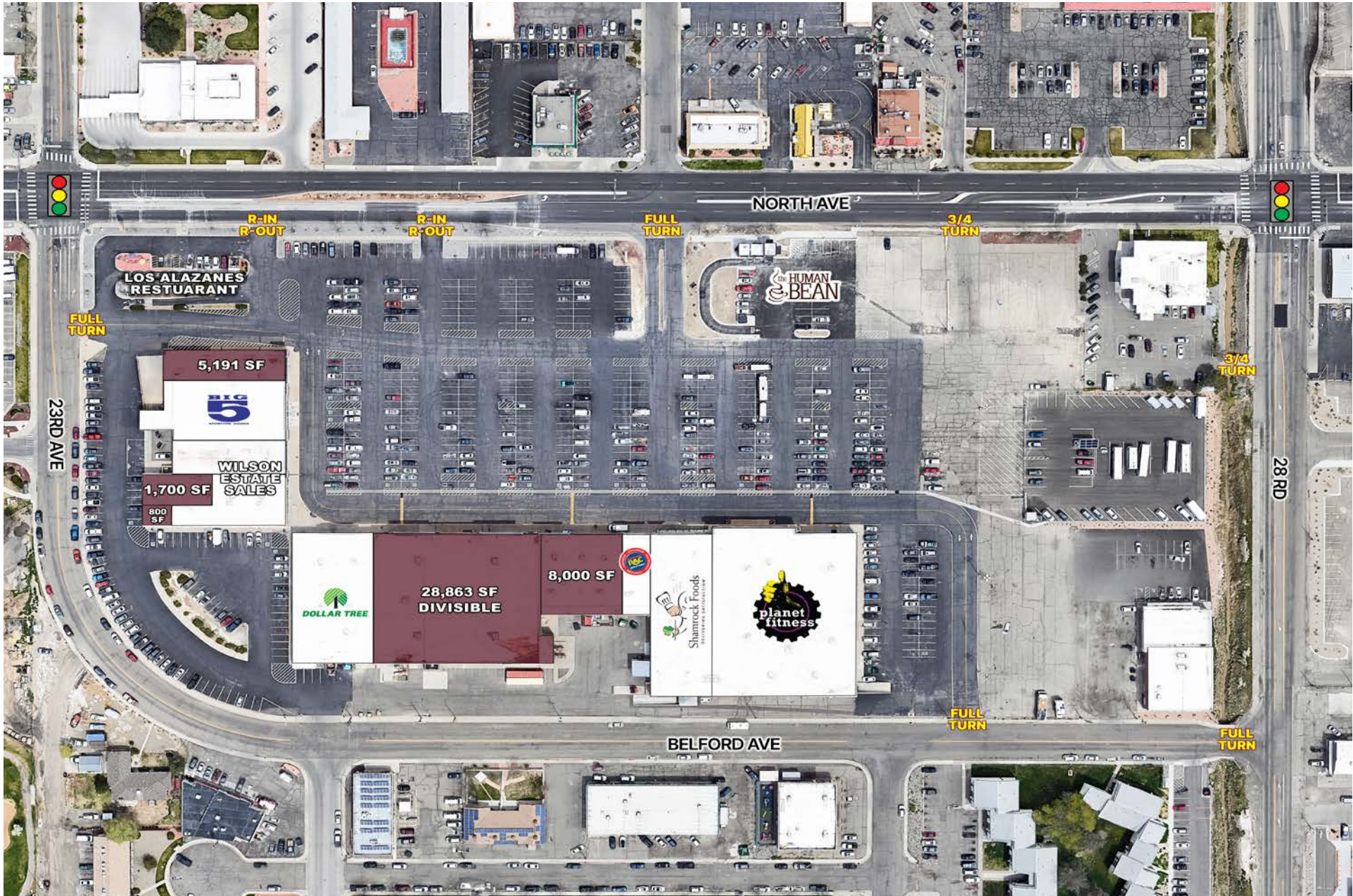
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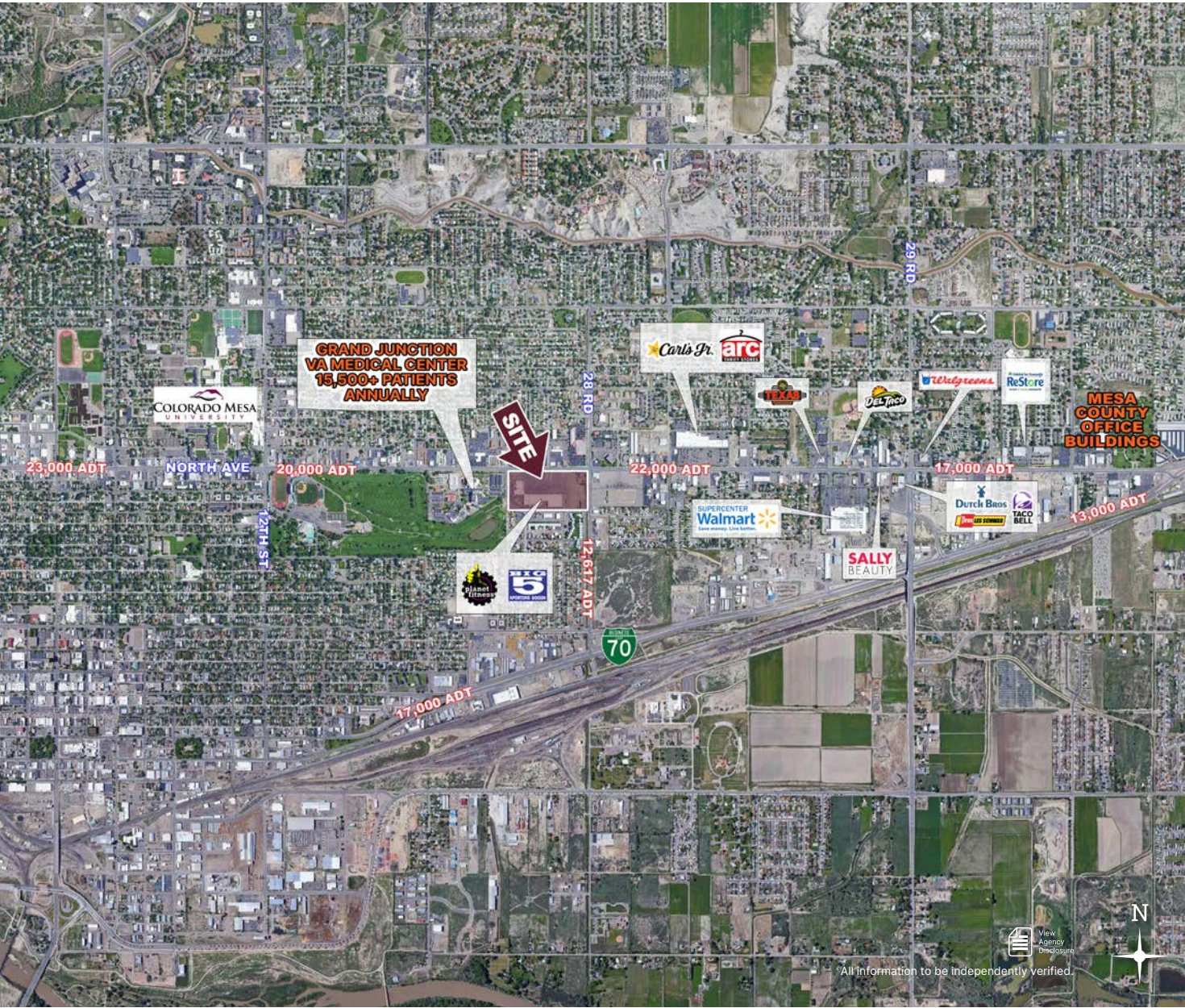


SullivanHayes
BROKERAGE

SITE PLAN

2401 North Avenue Grand Junction, Colorado





DEMOGRAPHICS

	3M	70,501
	5M	112,517
	10M	134,628
	3M	\$84,839
	5M	\$89,396
	10M	\$96,380
	3M	45,272
	5M	61,972
	10M	69,714

SOURCE: ESRI 2024

TRAFFIC COUNTS

- NORTH AVE WEST OF 23RD ST
20,000 ADT (CDOT 2023)
- NORTH AVE EAST OF 28 RD
22,000 ADT (CDOT 2023)

TRADE AREA

2401 North Avenue Grand Junction, Colorado



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