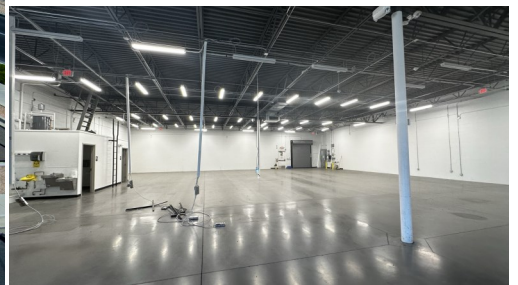


**FOR SALE OR LEASE**  
**2893 North Avenue | Grand Junction**  
*High Traffic Retail Opportunity*



**OVERVIEW:**

- 6,891 SF retail building
- 0.67-acre corner lot with 26 parking spaces
- Busy major arterial with high visibility
- Surrounding national retailers include Walmart, Walgreens, and Big O Tires.
- **DISCOUNTED RATE** of \$9.00/SF for first year of multi-year lease!

**TRAFFIC COUNTS:**

North Avenue	E of 28 Road	24,000 AADT
North Avenue	W of 29 Road	23,000 AADT

**DEMOGRAPHICS:**

	1 MILE	3 MILE	5 MILE
Current Population	9,786	69,747	108,091
Median HH Income	\$47,076	\$55,743	\$57,276
Businesses	397	3,024	4,853

**FOR SALE: \$1,950,000**

**FOR LEASE: \$18.00/SF/Year + NNN**

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