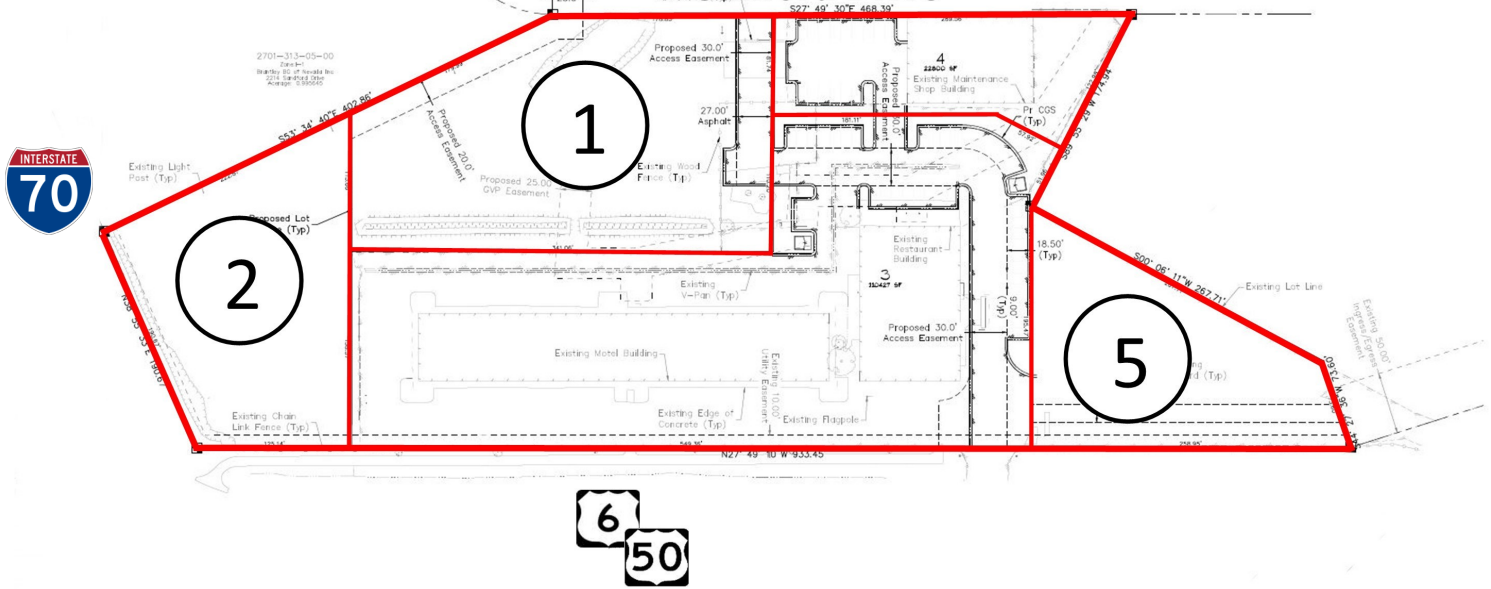


# FOR LEASE

Highway 6&50 | Grand Junction

Multiple Lots



## OVERVIEW:

- Multiple lots available for lease with the option to buy
- Located on the Hwy 6&50 and the I-70 exchange
- Great visibility with high traffic counts on Hwy 6&50 and I-70
- Offered at \$.30/SF/Mo.

## TRAFFIC COUNTS:

Hwy 6&50	Southeast of I-70	22,200 AADT
I-70	Southwest of Hwy 6&50	24,200 AADT

Lot #	Sq Ft	\$/Mo.
1	59,094	\$17,728
2	38,248	\$11,474
5	32,196	\$ 9,656

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	144	15,459	41,914
Daytime Population	2,824	19,724	52,559
Average HH Income	\$124,281	\$94,166	\$80,705
Total Businesses	157	909	2,513

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