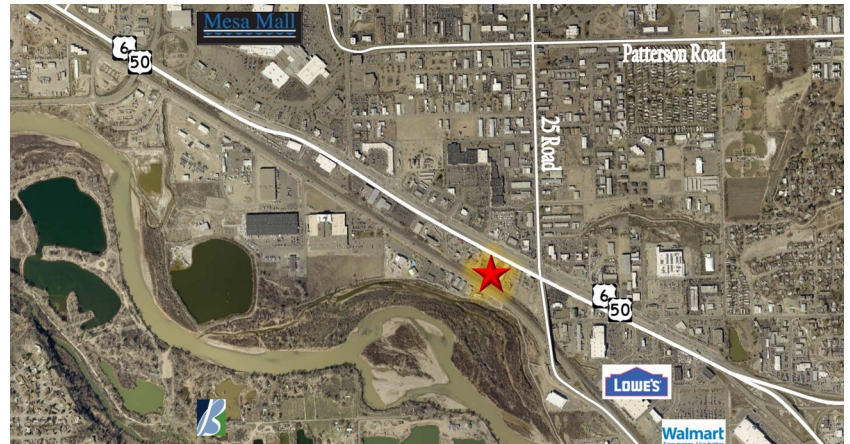
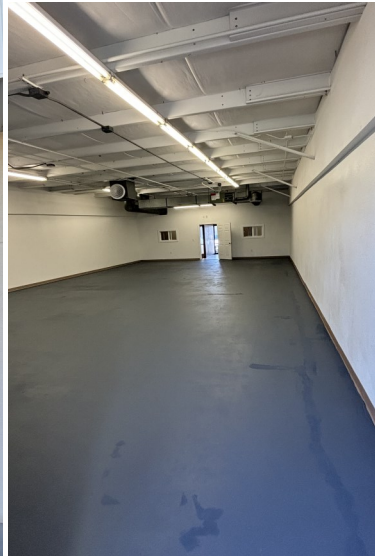


FOR SALE

2493 Hwy 6&50 #7 | Grand Junction

Retail/Office Space



OVERVIEW:

- 1,500 SF, beautifully finished retail space
- Newer roof and HVAC
- Abundant parking for clients and employees
- Great visibility from high trafficked Highway 6&50

OFFERED AT: \$289,000

TRAFFIC COUNTS:

Highway 6&50: E of 24 1/2 Rd 25,374 VPD
 Highway 6&50: W of 25 Rd 46,757 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	2,646	41,636	82,524
Daytime Population	9,407	60,832	99,502
Total Businesses	854	3,488	4,870
Average HH Income	\$53,533	\$56,740	\$59,849

Theresa Englbrecht | 970.201.1849 | Theresa@brayandco.com