

# COMMERCIAL LAND FOR SALE

2125 Bond Street & 2120 H 1/2 Road, Grand Junction, CO 81505



## OVERVIEW

- Two vacant lots ready for development (7.84 AC & 8 AC) can be purchased separately or combined
- Strategic Location with close proximity to I-70 Interchange & Highway 6&50 ideal for logistics and distribution.
- Located in 21 1/2 Rd. a growing industrial corridor with increasing demand
- Perfect for developers, investors, or end users
- Easy access to support long-term usability.
- 15.84 Acres at \$2.25/SF

## TRAFFIC COUNTS

21 Road	S of H Road	1164 ADT
22 Road	N of H Road	1916 ADT

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Current Population	561	8,577	36,491
Daytime Population	1,721	11,516	39,867
Average HH Income	\$105,390	\$106,053	\$86,830
Businesses	97	456	1,878

**OFFERED AT: \$1,552,478.40 | Lots 1 & 2 | 15.84 AC Combined**

**Sid Squirrell | 970.260.0121 | Sid@gjcommercial.com**

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