

FOR LEASE

2225 River Road | Grand Junction, CO

Commercial Building



OVERVIEW:

- 8,500 SF metal building
- 7 Overhead doors
- 3 drive-through bays
- Wash bays with trench drains
- Large yard
- Close proximity to 22 Road/I-70 interchange

TRAFFIC COUNTS:

Hwy 6 & 50	W of Patterson Rd	21,645	VPD
Hwy 6 & 50	NW of I-70	27,755	VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	5,503	44,904	86,864
Daytime Populatin	10,215	65,070	102,448
Businesses	840	3,633	4,952
Median Income	\$57,256	\$56,640	\$60,191

FOR LEASE : \$8,500/Month + NNN

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