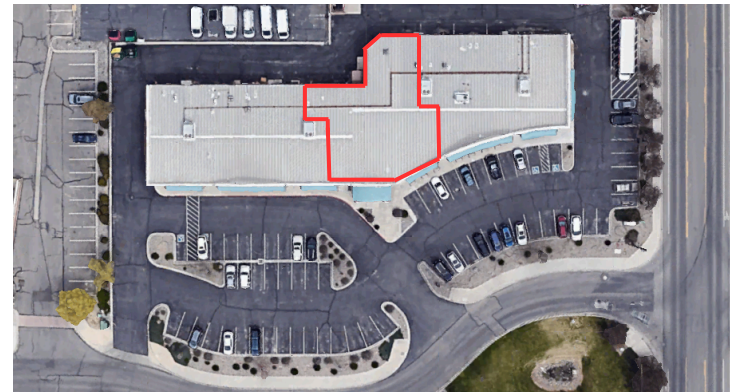


RETAIL /OFFICE /MEDICAL SPACE FOR LEASE

561 25 Road Unit #103 | Grand Junction, CO 81505



OVERVIEW

- 4,870 SF retail/office/medical space
- Attractive Store Front w/ great signage location
- Ample parking and high traffic visibility
- Next to stores such as TJ Maxx, Starbucks, and Michaels
- Wide open space ready for buildout

TRAFFIC COUNTS

Highway 6&50 E of 25 Road 29,435 VPD
 Highway 6&50 West of 25 Road 40,308 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	3,664	43,556	85,225
Daytime Population	10,818	63,941	101,352
Median HH Income	\$58,370	\$59,853	\$63,215
Businesses	880	3,453	4,704

OFFERED AT: \$18/SF/YR + NNN (\$4.45/SF/YR)

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