

COMMERCIAL LAND FOR LEASE

3226 Springfield Road | Grand Junction, CO 81503



OVERVIEW

- Excellent commercial lot on 2.57 acres
- I-1 Zoned with many possibilities
- Easy Access to HWY 6 & 50 and the 32 Road corridor or HWY 141
- 8,000sf Metal Building kit (Unassembled) available for purchase if wanted for \$350,000
- Great lot for RV Storage or bring your business

TRAFFIC COUNTS

32 Road SW of William Drive 6,500 AADT
 B 1/2 Road E of 31 3/4 Road 5,100 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	814	13,573	58,596
Daytime Population	557	9,391	44,026
Median HH Income	\$94,069	\$62,802	\$69,454
Businesses	19	156	1,032

OFFERED AT: \$1,850/MO

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