BRAY & CO. REAL ESTATE COMMERCIAL

MAIN STREET COMMERCIAL OFFICE SPACE FOR LEASE

435 Main Street | Grand Junction, CO 81501

OVERVIEW

- 1,446SF Historic Space built in 1890
- Desireable downtown location, with great visibility
- Attractive Storefront
- Includes partial basement storage
- Back door access to public parking
- $5.72/SF/YR

TRAFFIC COUNTS

4th Street	N of Main Street	5,359 VPD
5th Street	S of Main Street	6,227 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	6,711	54,122	97,426
Daytime Population	15,635	69,841	109,660
Average HH Income	$52,366	$62,285	$71,302
Businesses	1,389	3,648	4,787

OFFERED AT: $2,200/MO + NNN

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