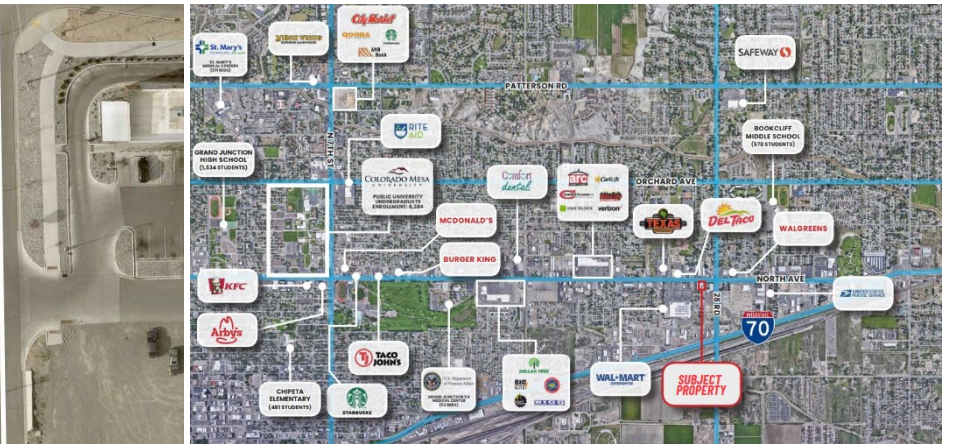
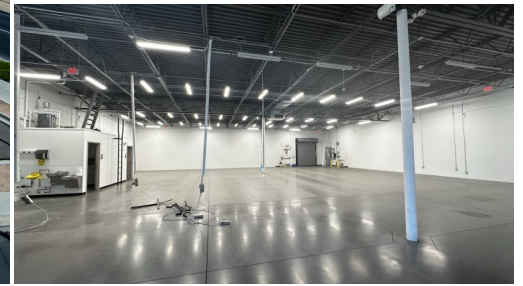


FOR SALE OR LEASE
2893 North Avenue | Grand Junction
High Traffic Retail Opportunity



OVERVIEW:

- 6,891 SF retail building
- 0.67-acre corner lot with 26 parking spaces
- Busy major arterial with high visibility
- Surrounding national retailers include Walmart, Walgreens, and Big O Tires.

TRAFFIC COUNTS:

North Avenue	E of 28 Road	24,000 AADT
North Avenue	W of 29 Road	23,000 AADT

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Current Population	9,786	69,747	108,091
Median HH Income	\$47,076	\$55,743	\$57,276
Businesses	397	3,024	4,853

FOR SALE: \$1,950,000

FOR LEASE: \$18.00/SF/Year + NNN

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