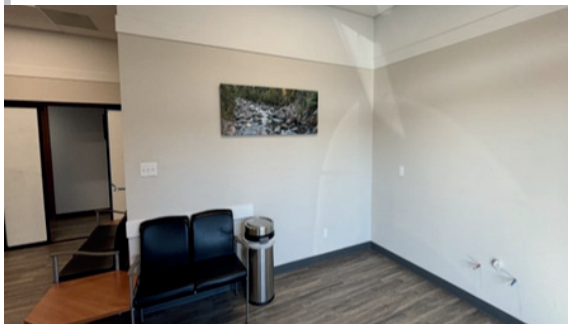


FOR SALE OR LEASE

2503 FORESIGHT CIRCLE

MEDICAL OFFICE BUILDING | GRAND JUNCTION



OVERVIEW

- 7,000 SF prime medical office space
- Located on corner in a busy medical business/office park
- 1.44 acres lot offers 50+ parking spaces
- Medical & office furniture is available in space for Tenant

OFFERED AT \$20.00/SF/YR + 5.00/SF NNN
OFFERED AT \$2,3550,000

TRAFFIC COUNTS

PATTERSON ROAD E OF 25 ROAD 26,000VPD
25 ROAD NORTH OF PATTERSON 13,300 VPD

DEMOGRAPHICS

CURRENT POPULATION
DAYTIME POPULATION
TOTAL BUSINESSES
MEDIAN HH INCOME

1 MILE

5,867
10,478
796
\$64,651

3 MILE

43,458
63,740
3,413
\$60,639

5 MILE

83,971
100,498
4,692
\$62,959