

RETAIL BUILDING FOR SALE OR LEASE

2893 NORTH AVENUE

Grand Junction, CO 81501



OVERVIEW:

- 6,891 SF retail building
- 0.67-acre corner lot with 26 parking spaces
- Surrounding national retailers include Walmart, Walgreens, Big O Tires, and Dutch Bros
- Strong visibility along North Avenue near I-70 B
- High Traffic Retail Opportunity

TRAFFIC COUNTS:

North Avenue	28 1/4 Road	21,772	ADT
North Avenue	Pear Road	24,400	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	10,037	72,651	112,821
Average HH Income	\$46,981	\$67,618	\$70,872
Businesses	398	2,983	4,808
Daytime Population	10,533	75,938	116,808

FOR SALE OR LEASE: \$1,825,000 OR \$8,183/MO + NNN

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