

SHOP FOR LEASE

2940 I-70 BUSINESS LOOP UNIT 4
Grand Junction, CO 81504



OVERVIEW:

- 1,000 Square Foot shop
- 10' overhead door and 220v power
- C-2 zoning allows for many users
- Quick access to I-70 Business Loop

TRAFFIC COUNTS:

I-70 BL	29 Road	15,000	ADT
I-70 BL	I-70 Business Acc	13,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	9,690	75,497	109,568
Average HH Income	\$54,619	\$66,985	\$70,131
Businesses	320	2,236	4,548
Daytime Population	9,276	67,789	111,996

FOR LEASE: \$1,038/MO + NNN

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