

COMMERCIAL OFFICE/RETAIL SPACE FOR LEASE

2139 North 12th Street | Grand Junction, CO 81501



OVERVIEW

- Nice Commercial Condo
- Retail/Office/Medical Use
- 6 Offices plus reception
- Conveniently located

TRAFFIC COUNTS

North Ave E of 7th 24,000 VPD
 North Ave W of 9th St 34,500 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	13,685	58,414	99,960
Daytime Population	24,856	76,571	109,798
Average HH Income	\$40,474	\$55,249	\$62,099
Businesses	1,537	3,954	4,727

OFFERED AT: \$2,168/ MO

LORI LONG | 970.201.0389 | lorilong@brayandco.com