

OFFICE FOR SALE

300 MAIN STREET #302

Grand Junction, CO 81501



OVERVIEW:

- 2,501 SF office space
- Prime corner location on Main Street
- Flexible layout with multiple offices
- Ideal for a variety of professional uses
- Great visibility and accessibility

TRAFFIC COUNTS:

Rood Ave	N 4 th Street	2,500	ADT
Ute Ave	S 3 rd Street	8,700	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	6,448	53,658	96,631
Average HH Income	\$52,206	\$58,176	\$64,756
Businesses	1,286	3,738	4,864
Daytime Population	14,139	70,089	109,133

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