

2388 PATTERSON RD

GRAND JUNCTION, CO 81505

FOR SALE
\$300,000
.82 ACRES



- .82 acres (35,284 SF) of land for sale in Grand Junction
- Parcel is situated between a Vectra Bank branch and self-storage units with a variety of other businesses in the area
- With C-2 zoning, the property allows for a variety of commercial uses
- Has roughly 146 feet of frontage on F Rd
- Easy access to downtown Grand Junction, I-70, and State Highway 50



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PROPERTY LOCATION



DEMOGRAPHICS AND TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Population	67	26,788	62,401
Average Household Income	\$96,740	\$67,565	\$64,160
Households	26	11,257	26,025

Collection Street	Cross Street	Traffic Volume
F Rd	I-70 Bus	7,906
24 Rd	Kassandra Ave	10,263
F Rd	Market St	14,908

*SOURCE: COSTAR

PHOTOS

