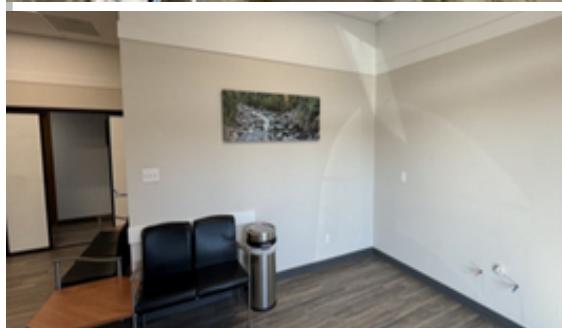


# FOR SALE OR LEASE



## 2503 FORESIGHT CIRCLE

MEDICAL OFFICE BUILDING | GRAND JUNCTION



### OVERVIEW

- 7,000 SF prime medical office space
- Located on corner in a busy medical business/office park
- 1.44 acres lot offers 50+ parking spaces
- Medical & office furniture is available in space for Tenant

**OFFERED AT \$20.00/SF/YR + 5.00/SF NNN**  
**OFFERED AT \$2,3550,000**

### TRAFFIC COUNTS

PATTERSON ROAD E OF 25 ROAD 26,000VPD  
 25 ROAD NORTH OF PATTERSON 13,300 VPD

### DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

CURRENT POPULATION	5,867	43,458	83,971
DAYTIME POPULATION	10,478	63,740	100,498
TOTAL BUSINESSES	796	3,413	4,692
MEDIAN HH INCOME	\$64,651	\$60,639	\$62,959