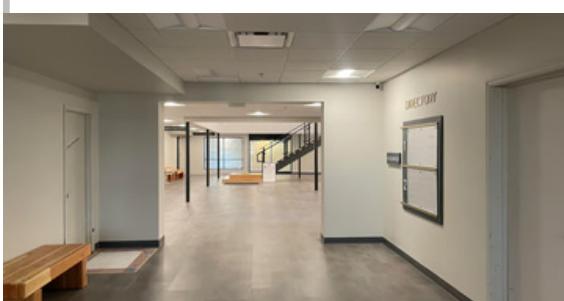


# FOR LEASE



## 2515 Foresight Circle

THE ATRIUM - WELLNESS CENTER | GRAND JUNCTION



### OVERVIEW

- Multiple units available in a completely revitalized professional building
- Brand new, vanilla shell units from 1,000 to 3,000 sf
- Excellent co-tenancy with ENT physician, plastic surgeon/dermatology/spa, and nutritionist
- NNN lease includes utilities, CAM's taxes, janitorial

**OFFERED AT \$28.00/SF/Yr. + NNN**

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

### 1 MILE

### 3 MILE

### 5 MILE

CURRENT POPULATION	2,050	29,264	69,692
DAYTIME POPULATION	6,568	41,503	85,182
TOTAL HOUSEHOLDS	857	12,328	29,113
MEDIAN HH INCOME	\$54,835	\$60,356	\$55,849