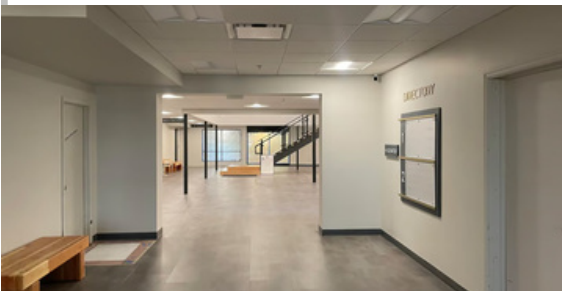


# FOR LEASE

## 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

CURRENT POPULATION  
DAYTIME POPULATION  
TOTAL HOUSEHOLDS  
MEDIAN HH INCOME

### 1 MILE

2,050  
6,568  
857  
\$54,835

### 3 MILE

29,264  
41,503  
12,328  
\$60,356

### 5 MILE

69,692  
85,182  
29,113  
\$55,849

