

FOR SALE

599 29½ Road
Grand Junction, CO 81504

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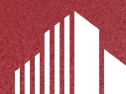
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**CUSHMAN &
WAKEFIELD**

Key Surrounding Facts

PROPERTY HIGHLIGHTS

This property, located at 599 29½ Road in Grand Junction, offers a versatile retail opportunity, previously utilized as a convenience store. The site features excellent visibility, ample parking, and adaptable square footage suited for a variety of retail or service businesses. The surrounding area is characterized by a mix of residential neighborhoods, schools, and retail establishments, providing a strong customer base. With easy access to major roadways and proximity to key amenities, this location presents a strategic opportunity for businesses seeking a high-traffic, community-oriented setting.



Located on the southwest corner of a four-way signalized intersection



Population Growth within a one mile radius 2024 - 2029 estimated at 0.73%



4.5 Miles from the Grand Junction Airport



Corner location with access to Patterson Road and 599 29½ Road



DEMOGRAPHICS	1 Mile	3 Miles
Population	13,134	63,003
Households (HH)	5,429	25,781
Average HH Income	\$86,825	\$84,528
Median Age	40	37

TRAFFIC COUNTS

599 29½ Road	4,227 Cars Per Day
Patterson Road	28,314 Cars Per Day

AERIAL
MAP

599 29½ ROAD



PROPERTY FEATURES

- | | |
|--|--|
| <ul style="list-style-type: none">• Size
Building Size: 2,635 SF
Land Size: 22,605 SF | <ul style="list-style-type: none">• Sale Price
\$565,000 |
| <ul style="list-style-type: none">• Type
Retail, former convenience store | <ul style="list-style-type: none">• Taxes (2024)
\$8,730.32 |
| <ul style="list-style-type: none">• Zoning
MU-1 | |

For more information, please contact:

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