

FOR SALE

599 29½ Road
Grand Junction, CO 81504

Tyler Bray

Director

+1 303 808 9172

tyler.bray@cushwake.com

Nico Demetrian

Associate Broker

+1 720 908 2711

nico.demetrian@cushwake.com

Jeff Scheidegger

Account Manager

+1 314 384 8662

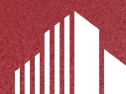
jeff.scheidegger@cushwake.com

James Lewis

Transaction Manager

+1 314 391 2757

james.lewis@cushwake.com



**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



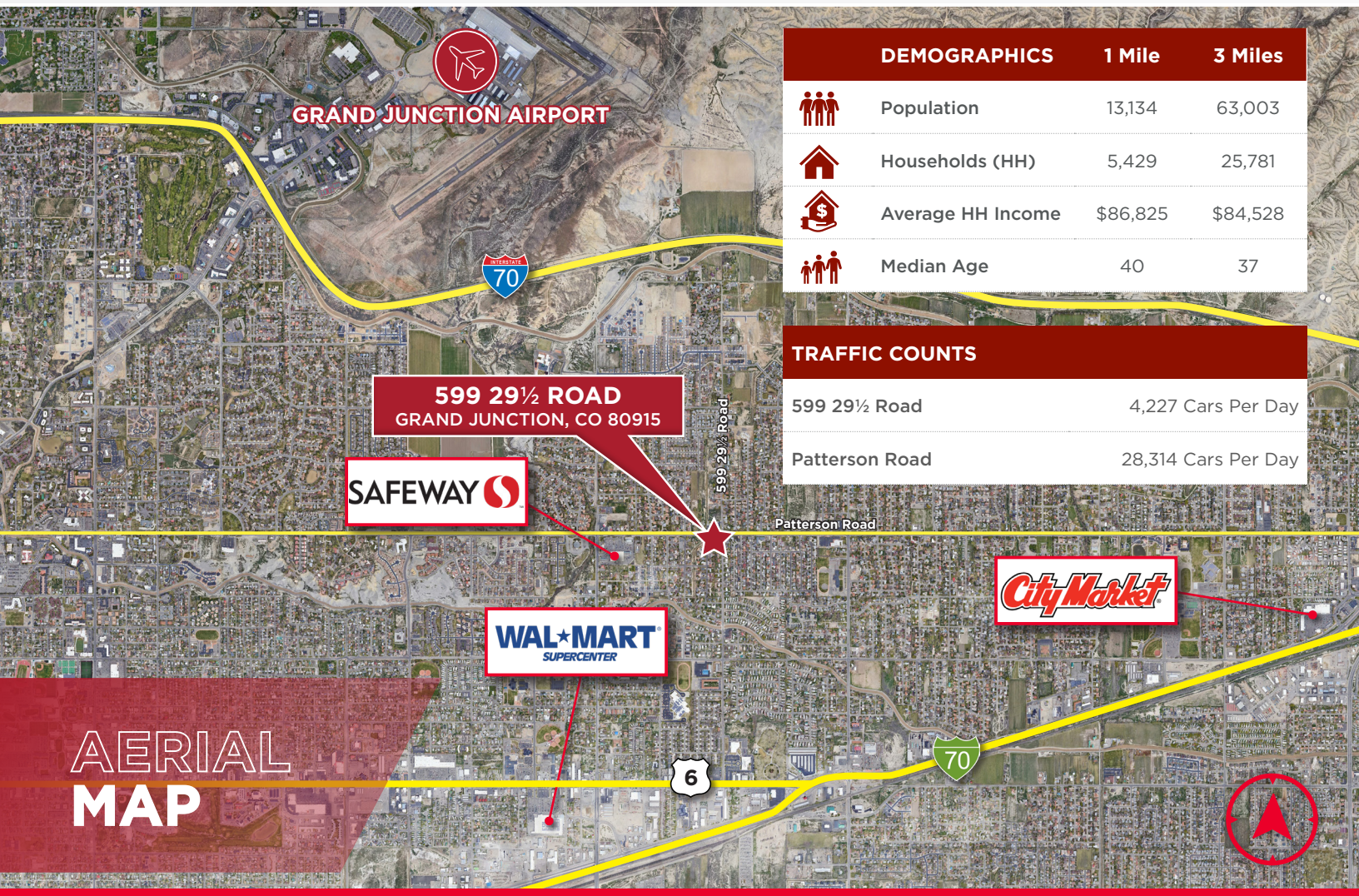
Population Growth within a one mile radius 2024 - 2029 estimated at 0.73%



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
\$600,000 |
| <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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+1 314 391 2757
james.lewis@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
T +1 303 292 3700
F +1 303 534 8270
cushmanwakefield.com

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