

## TELLER ARMS SHOPPING CENTER

2401 North Avenue  
Grand Junction, CO 81501

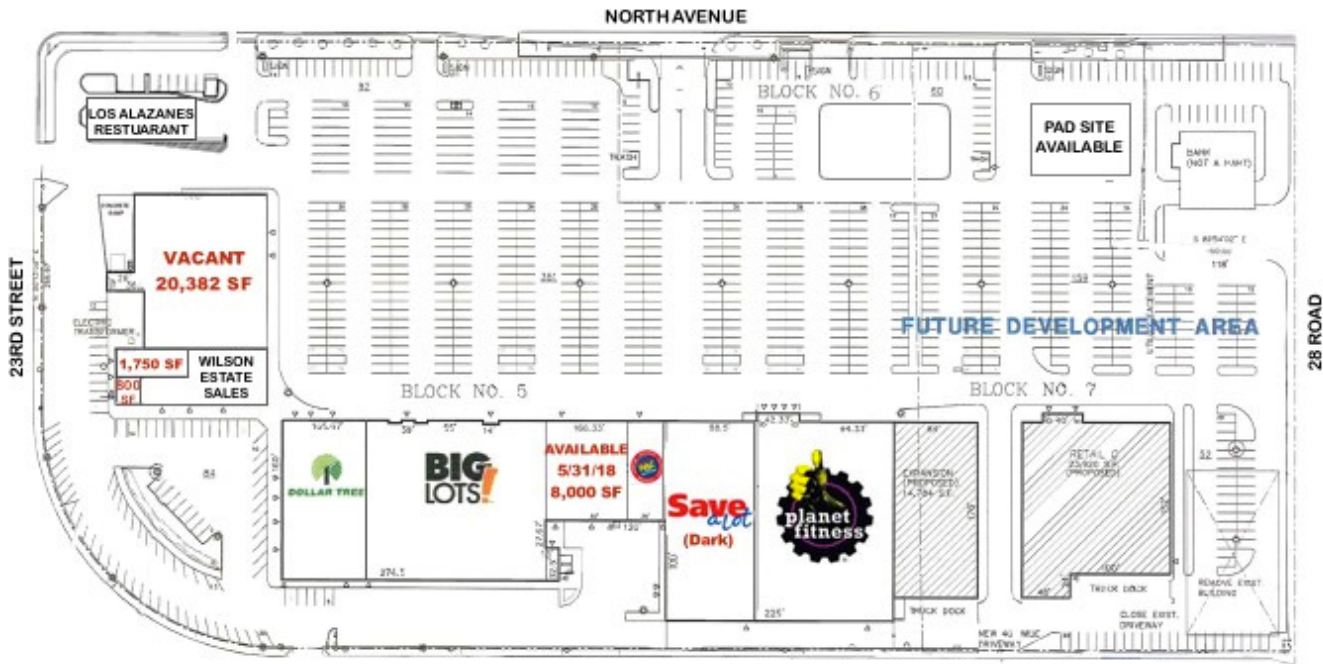


### CONTACT

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13747 MONTFORT DR, STE 100  
DALLAS, TEXAS 75240



Teller Arms shopping center is located in central Grand Junction, along North Avenue, the major artery through the residential portion of town. The center was renovated in 2007 and benefits from a mix of national, regional, and local tenants. Teller Arms is ideally suited for retailers serving the regional and local markets because of its strong location, visibility, ease of access, and tenant mix.

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>30 Mile</u>
2015 Population	12,796	65,333	149,417
2020 Projection	12,933	66,408	152,570
Avg. HH Income 2015	\$42,979	\$58,433	\$67,679
Avg. HH Income 2020 (Projection)	\$48,578	\$65,827	\$76,161

• DATA OBTAINED FROM 2016 ESRI REPORT.

## SITE DATA

Center Size	128,262 sf
Parking Ratio	4:1000
<u>Traffic Counts</u>	
North Ave E. of 28 ¼ Rd	24,983
North Ave W. of 23 <sup>rd</sup> St	30,251

• DATA FROM <http://arcgisfcs.ci.grandjct.co.us/>.