

For Lease



planet fitness

Site

WESTERN STATES

COMMERCIAL REAL ESTATE

Jr. Box for Lease on Main
Retail Corridor

1709 S. Main St | Roswell, NM 88201

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | ws-cre.com

PROPERTY SUMMARY

Lease Rate: \$9/yr NNN

Available SF 12,038 SF

Lot Size: 1.36 Acres



PROPERTY HIGHLIGHTS

- Located at a lighted intersection with excellent visibility
- Features multiple full-access points
- Intersection co-tenants within this bustling corridor include McDonald's, Sonic, Dollar Tree, Pizza Hut and more
- Cold shell delivery with available TIA for qualified tenants
- Beautiful glass storefront and attractive aluminum awning
- Monument signage on S Main St.

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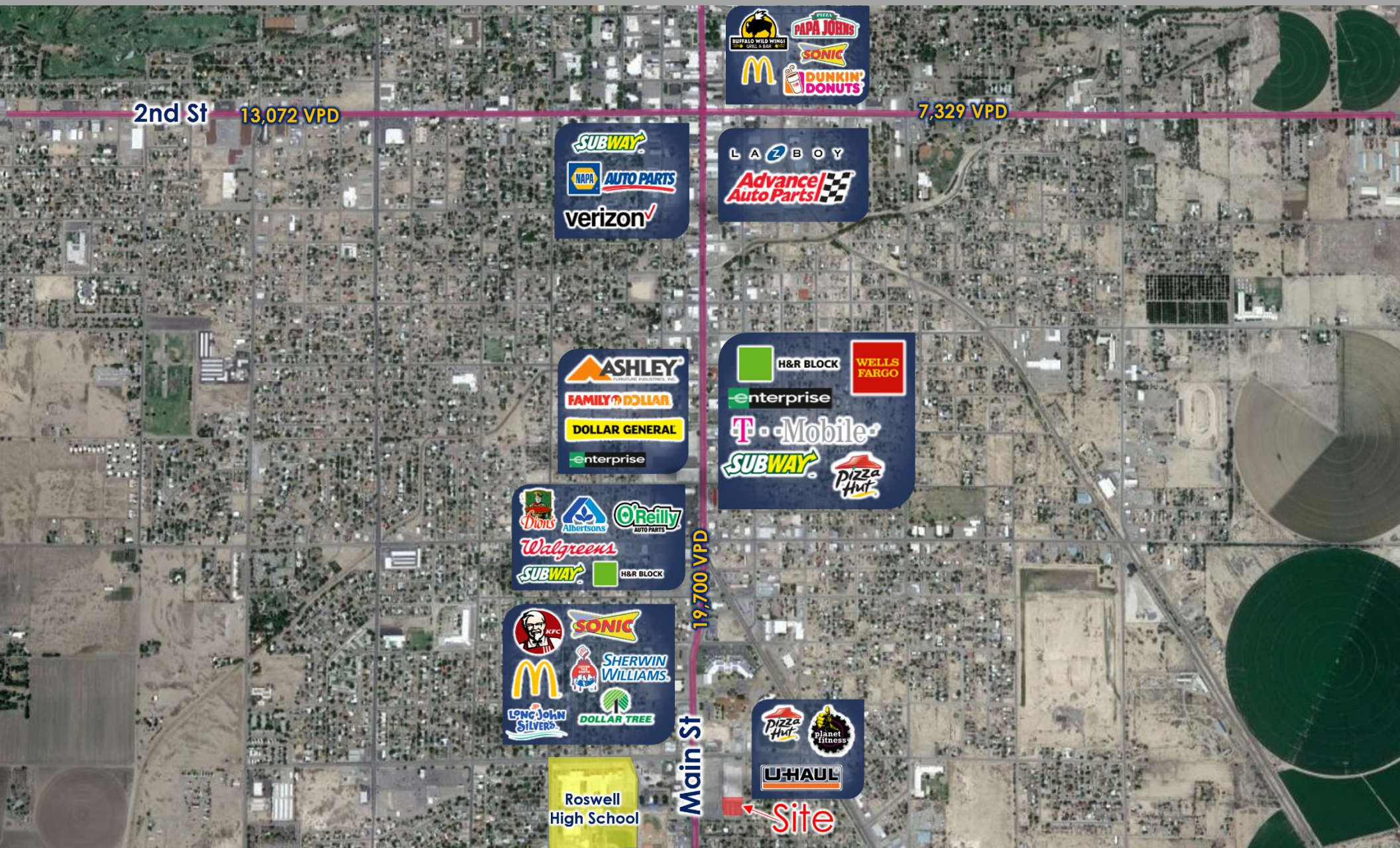
Aerial



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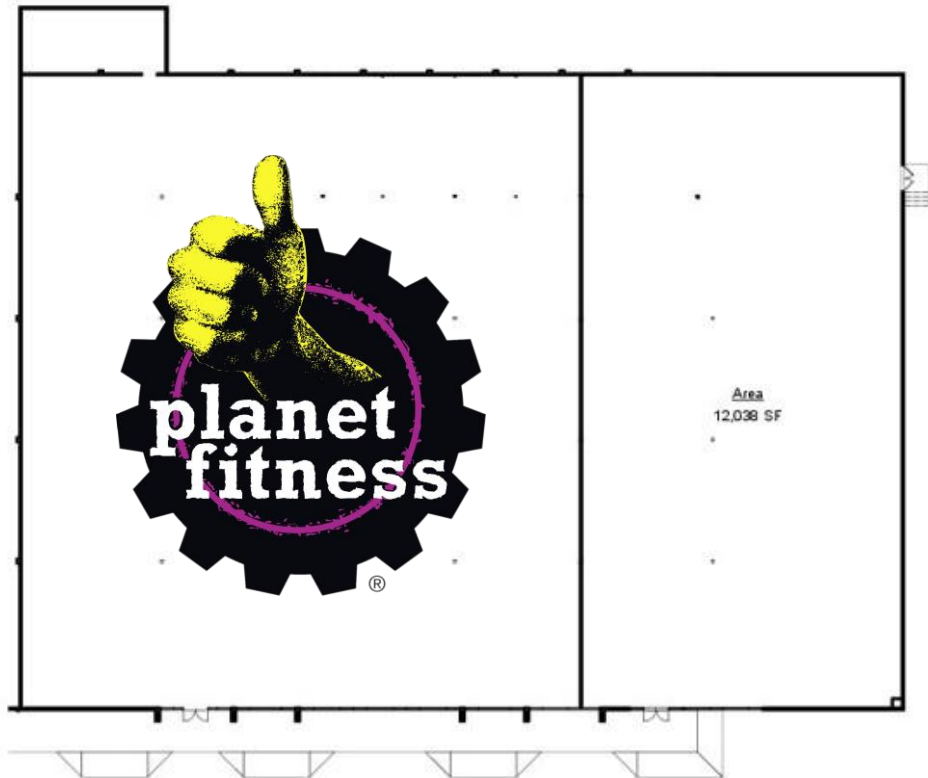
Aerial



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Elevation & Site Plan



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Demographics

CITY, STATE

Roswell, NM

POPULATION

40,481

AVG. HH SIZE

2.73

MEDIAN HH INCOME

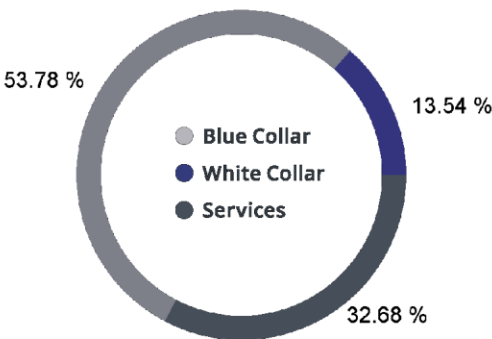
\$36,498

HOME OWNERSHIP

Renters: **4,732**

Owners: **9,527**

EMPLOYMENT



38.53 %
Employed

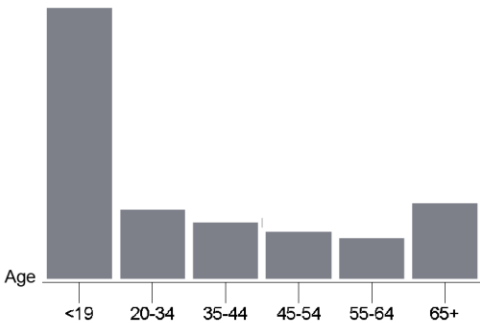
1.85 %
Unemployed

EDUCATION

High School Grad: **28.32 %**
Some College: **17.66 %**
Associates: **8.00 %**
Bachelors: **15.52 %**

GENDER & AGE

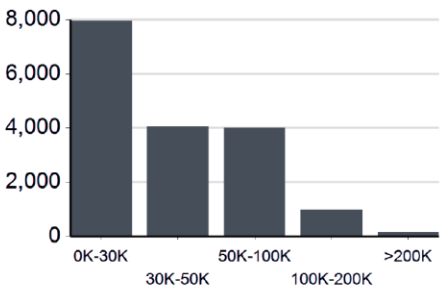
49.63 %   **50.37 %**



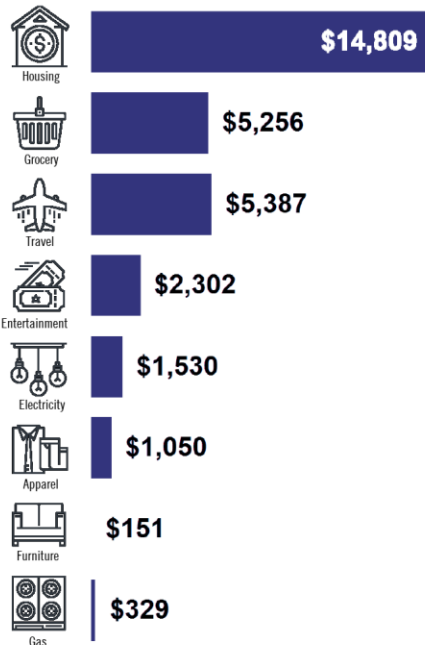
RACE & ETHNICITY

White: **37.00 %**
Asian: **0.00 %**
Native American: **0.12 %**
Pacific Islanders: **0.00 %**
African-American: **0.49 %**
Hispanic: **42.06 %**
Two or More Races: **20.33 %**

INCOME BY HOUSEHOLD



HH SPENDING



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