

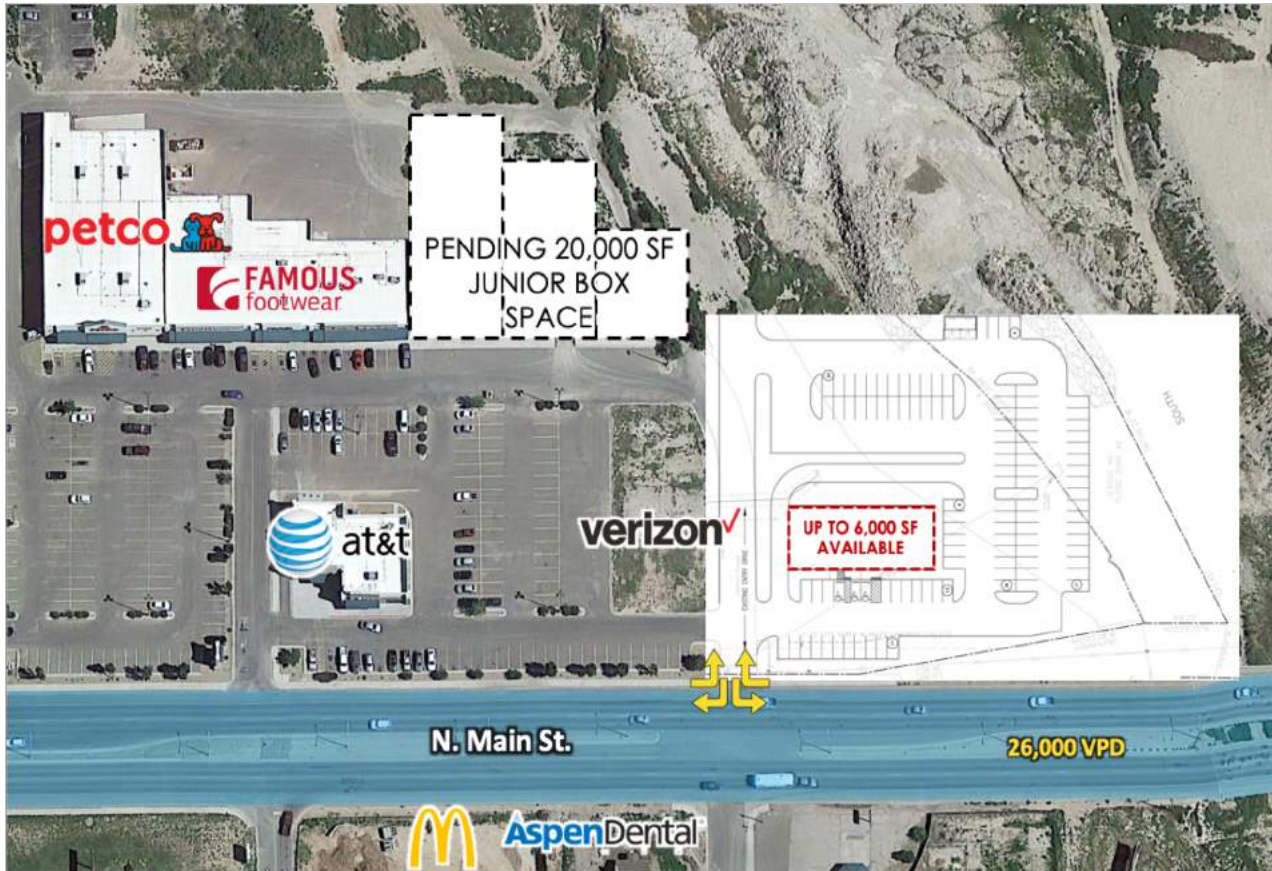


WESTERN STATES

COMMERCIAL REAL ESTATE

Roswell Pad Site | Ground Lease or BTS

N Main St & Blue Mountain Rd | Roswell, NM 88201

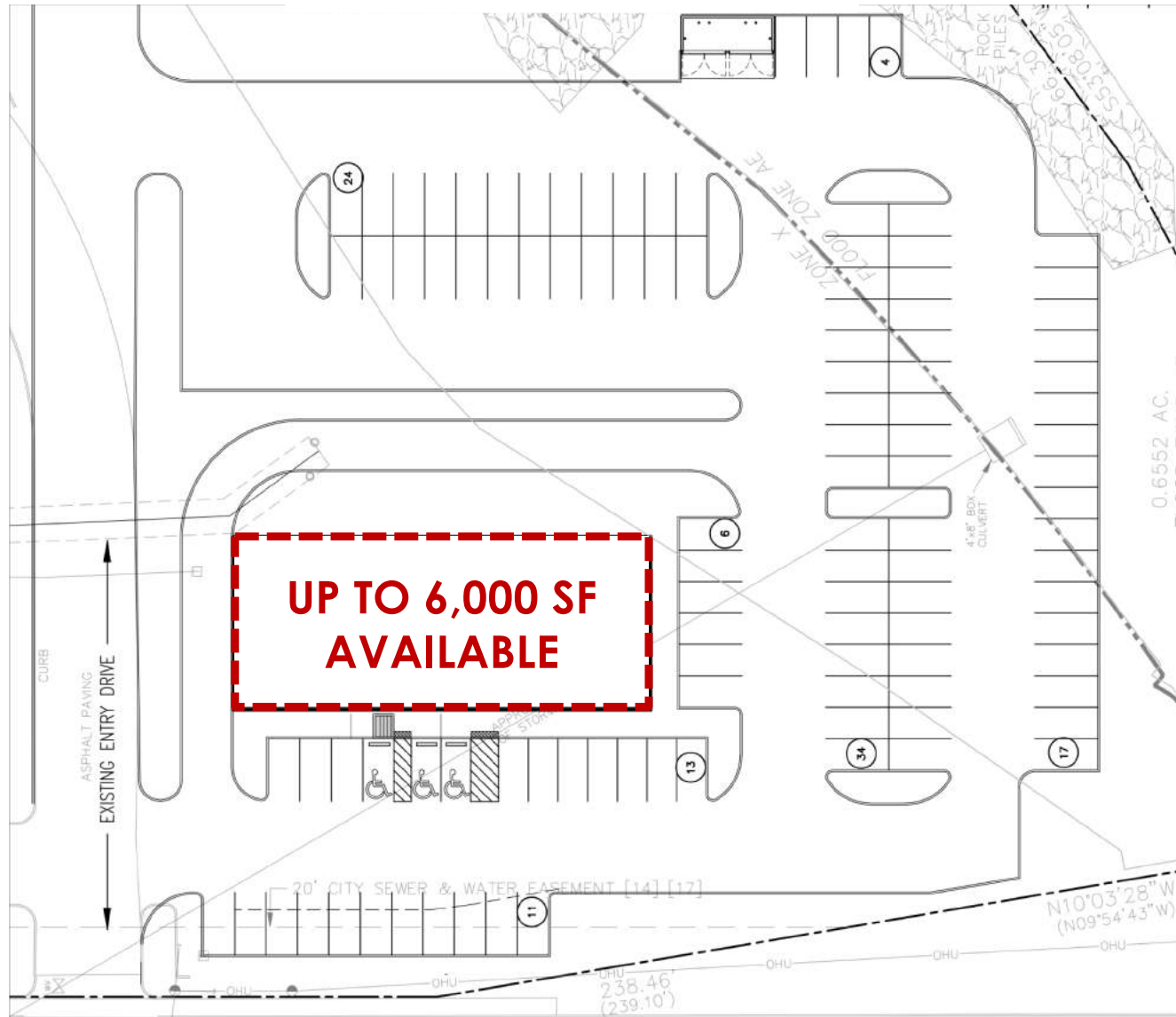


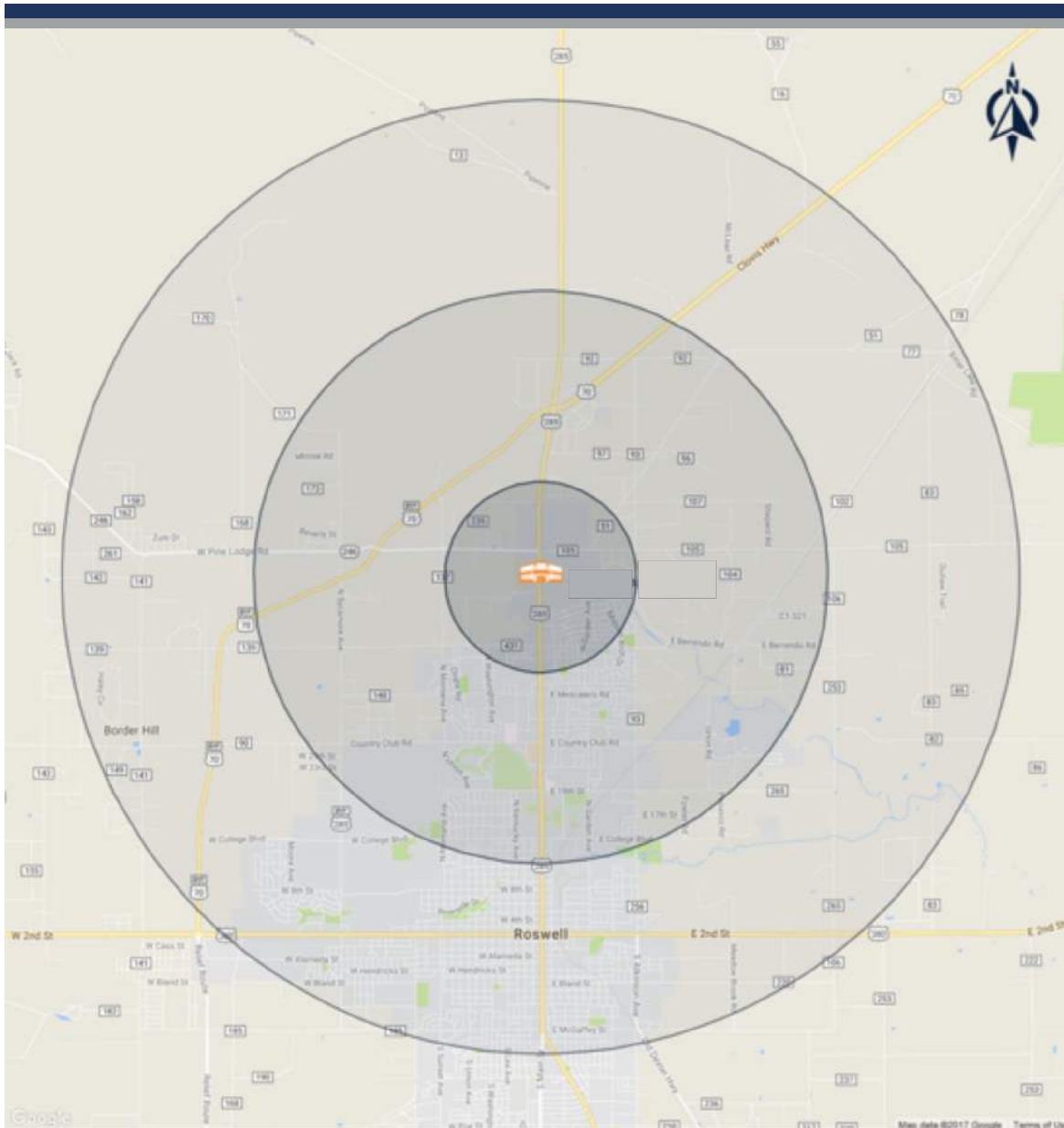
PROPERTY SUMMARY

Lease Rate	Contact Broker
Available SF	Up to 6,000 SF
Lot Size	+/- 2.17 AC
Cross Streets	N Main St & Blue Mountain

PROPERTY HIGHLIGHTS

- Well positioned along the key retail, restaurant and support service corridor of Roswell
- Full access along N Main St.
- Wonderful exposure with visibility to over 26,000 VPD
- Trade area cotenants include Walmart, Sam's Club, McDonald's, Aspen Dental, Verizon, Marshall's, Hobby Lobby, JCPenney, and many more





	1 Miles	3 Miles	5 Miles
POPULATION			
2021 Projection	3,358	16,934	38,394
2016 Estimate	3,181	16,579	37,863
2010 Census	3,183	16,556	37,670
2000 Census	2,983	15,079	35,092
INCOME			
Average	\$77,531	\$67,615	\$58,606
Median	\$66,484	\$50,230	\$43,629
Per Capita	\$30,561	\$26,830	\$22,702
HOUSEHOLDS			
2021 Projection	1,324	6,667	14,722
2016 Estimate	1,244	6,483	14,447
2010 Census	1,247	6,499	14,408
2000 Census	1,188	6,037	13,696
HOUSING			
2016	\$160,478	\$148,510	\$109,735
EMPLOYMENT			
2016 Daytime Population	2,353	16,081	36,970
2016 Unemployment	4.22%	4.66%	6.31%
2016 Median Time Traveled	18	17	17
RACE & ETHNICITY			
White	82.70%	78.37%	71.71%
Native American	0.03%	0.32%	0.18%
African American	0.96%	1.40%	1.87%
Asian/Pacific Islander	1.32%	1.67%	1.12%



WESTERN STATES

COMMERCIAL REAL ESTATE

MATT REEVES
 matt@ws-cre.com
 505-273-7168

MICHAEL RENEAU
 michael@ws-cre.com
 505-273-7169

Pricing subject to change without notice. The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.