

FOR LEASE > RETAIL

Walmart Anchored Pad Site Available

4506 N. MAIN STREET, ROSWELL, NM 88201



Buildable Pad Site

- > Lease Rate: \$24 - 28/SF
- > Lease Type: NNN
- > Available Space: 1,200 - 8,450 SF
- > Lot Size: +/- 1.39 Acres

Amenities

- > Walmart Anchored Pad Site
- > 49 Parking Spaces
- > Build-to-Suit or Ground Lease Available
- > Shared Ingress/Egress with Walmart
- > Directly across the street from the Roswell Mall

Area Tenants Include

- > Super Walmart, Sam's Club, JC Penny, Marshalls, Hobby Lobby, Bealls, Petco, Chili's, Applebee's, Boot Barn, Dollar Tree, Fuddruggers, GameStop, Payless, Sprint, Panda Express (coming soon), and many more.

ANOTHER PROJECT FROM
CFT NV Developments, LLC

Contact Us

BEN PERICH
ASSOCIATE BROKER
+1 505 880 7054
ALBUQUERQUE, NM
ben.perich@colliers.com

COLLIERS INTERNATIONAL
+1 505 883 7676 Main
2424 Louisiana Blvd NE, Suite 300
Albuquerque, NM 87110
www.colliers.com

Independently Owned and Operated

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Aerial Plan

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Demographics

1 Mile 3 Miles 5 Miles

Population (2014)

Total Population	2,330	15,997	36,754
Total Households	898	6,250	14,065
Median Age	43	41	36

Population Projections (2019)

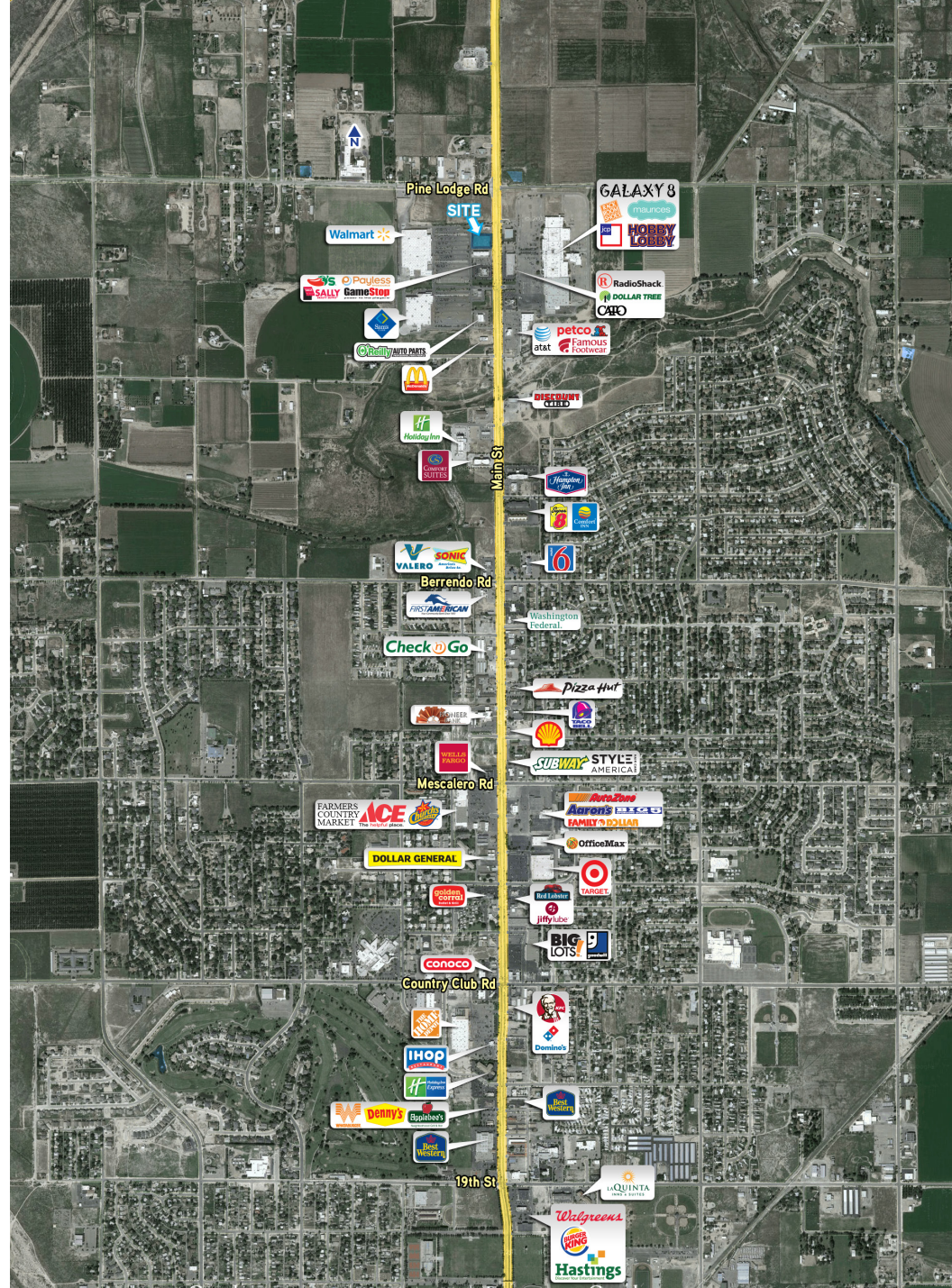
Total Population	2,335	16,087	37,051
Total Households	895	6,277	14,154

Income (2014)

Median HH Income	\$ 61,612	\$ 42,747	\$ 35,987
Average HH Income	\$ 74,415	\$ 61,375	\$ 52,752
Per Capita Income	\$ 28,566	\$ 24,485	\$ 20,220

Income Projections (2019)

Median HH Income	\$ 72,595	\$ 49,543	\$ 40,440
Average HH Income	\$ 83,104	\$ 69,917	\$ 59,980
Per Capita Income	\$ 31,865	\$ 27,775	\$ 22,911



Site Plan

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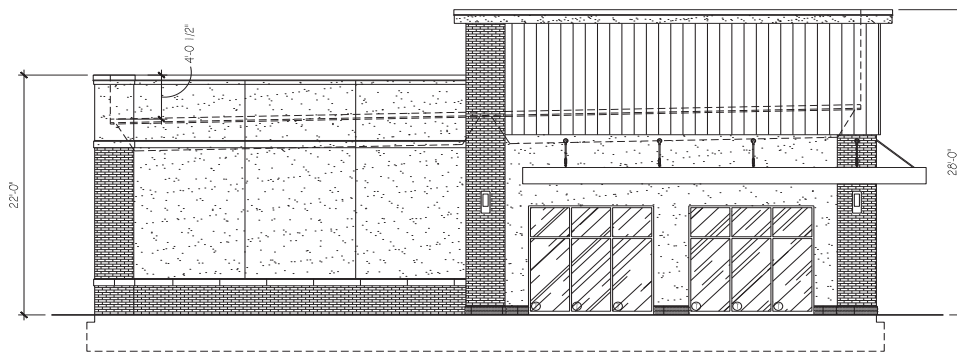


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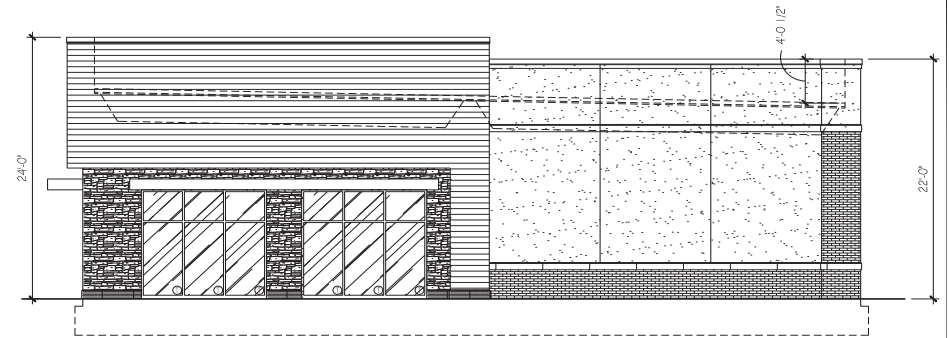
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Elevation Plan

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ELEVATION ③
SCALE: 3/16" = 1'-0"



ELEVATION ②
SCALE: 3/16" = 1'-0"



ELEVATION ①
SCALE: 3/16" = 1'-0"