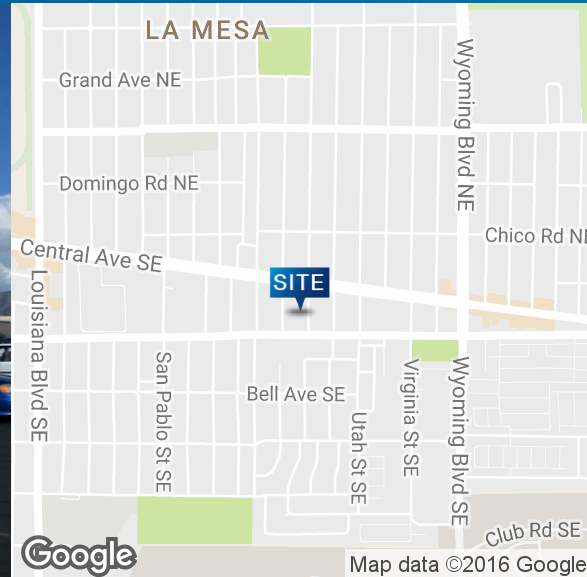


FOR SALE AND FOR LEASE > RETAIL SPACE

Fair N' Square

8020 CENTRAL AVE SE, ALBUQUERQUE, NM 87108

Colliers
INTERNATIONAL



Fair N' Square

- > Sale Price: \$1,400,000
- > Lease Rate: \$7.00 SF/Yr
- > Lease Type: NNN
- > Building Size: +/- 17,600 SF
- > Lot Size: 1.91 Acres
- > Zoning: C-2

Building Amenities

- > Excellent Opportunity for Retail, Office, Industrial Showroom or Multifamily Redevelopment
- > C-2 Zoning Allows for Permissive Drive-Thru and Many Other Uses
- > 270 Feet of Frontage on Central Ave
- > Access from Central, Rhode Island St. and Tennessee St.
- > \$15.59 PSF (Land)
- > \$74.46 PSF (Building)

Contact Us

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Independently Owned And Operated

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Aerial Map

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Property Photos

8020 CENTRAL AVE SE, ALBUQUERQUE, NM 87108

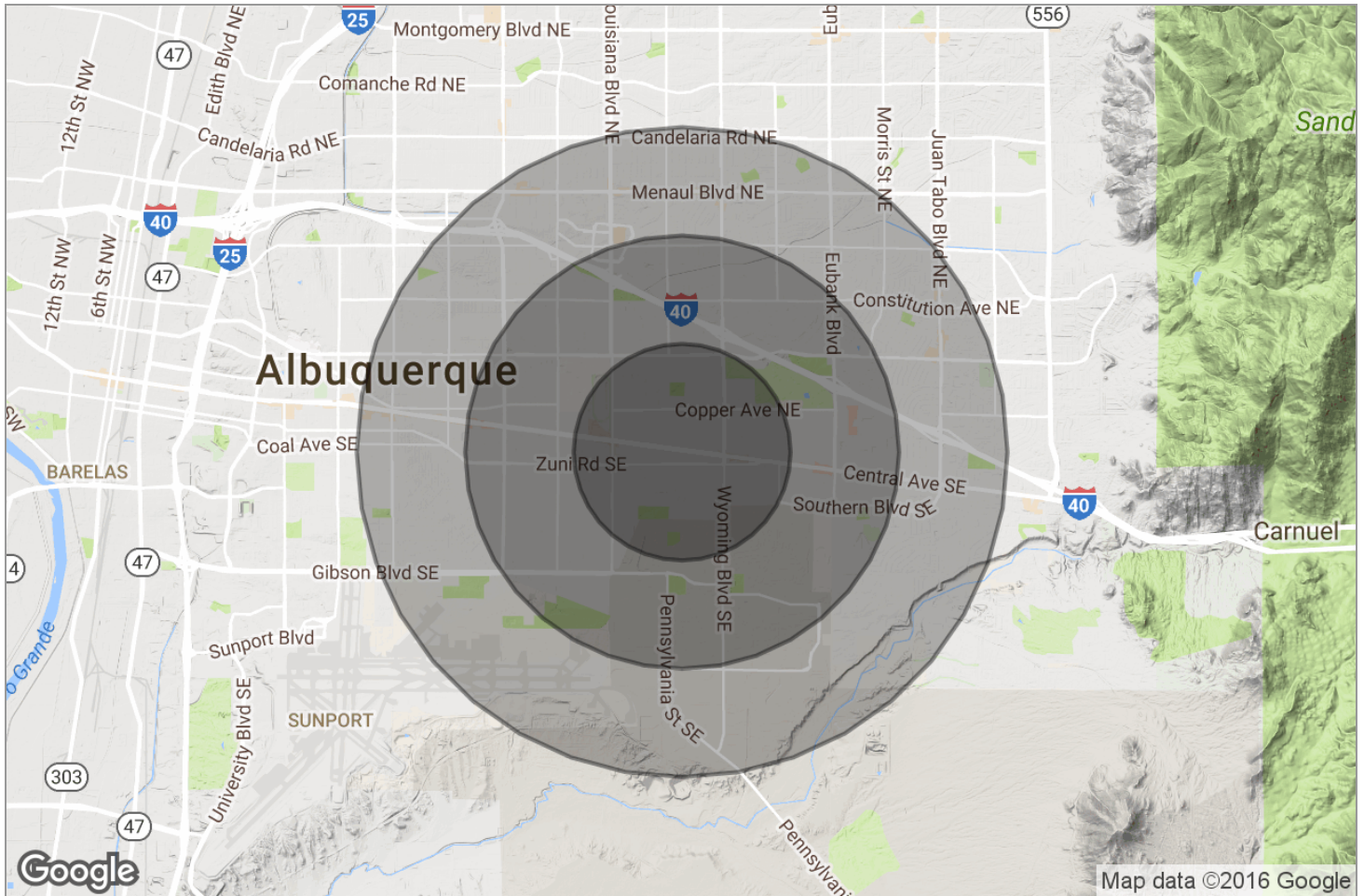


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Demographics

8020 CENTRAL AVE SE, ALBUQUERQUE, NM 87108



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,839	52,981	105,964
MEDIAN AGE	31.0	35.8	37.5
MEDIAN AGE (MALE)	31.1	34.7	36.2
MEDIAN AGE (FEMALE)	31.8	37.7	39.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,035	23,168	46,776
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$34,449	\$39,462	\$47,239
AVERAGE HOUSE VALUE	\$152,225	\$171,562	\$178,778

* Demographic data derived from 2010 US Census

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