

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



32,238
2020 POPULATION
3 MILE RADIUS



23,864
2020 DAYTIME POPULATION
3 MILE RADIUS



\$58,255
2020 AVERAGE INCOME
3 MILE RADIUS



13,098 VPD
S MAIN ST

FOR LEASE

\$8.00 PSF NNN
*NNNS \$1.75 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Suite B 12,038 SF

PROPERTY HIGHLIGHTS

- Join Planet Fitness at this Roswell Renovated Center
- Cold Shell Delivery with Available TIA for Qualified Tenants
- Brand New Glass Storefront and Attractive Aluminum Awning
- Monument Signage on S Main St Visible to 16,000 Cars Per Day

TRAFFIC COUNT

S Main St: 13,098 VPD
E Hobbs St: 4,688 VPD
(STDB 2020)

AREA TRAFFIC GENERATORS



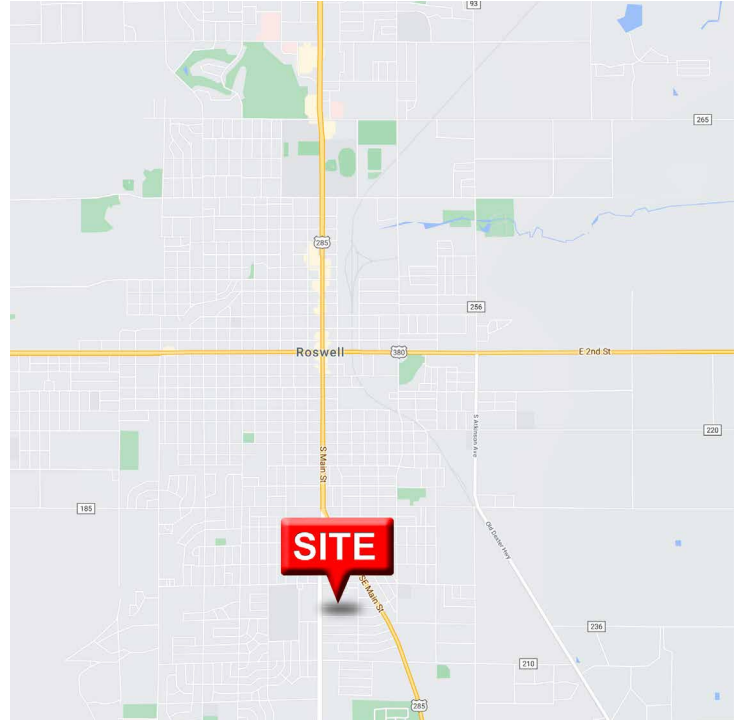
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PROPERTY OVERVIEW

Lease Rate:	\$8.00 PSF
NNN Estimate:	\$1.75 PSF
Available SF:	12,038 SF
Lot Size:	1.36 Acres
Power:	600 Amp 120/208 Volt 3 Phase
Ceiling Height:	13' Clear
Dimensions:	Approx 80' x 150'
Fire Sprinkler?:	Yes
Parking:	143 Total Spaces (4.3:1)
Zoning:	C-2
Market:	Roswell

PROPERTY OVERVIEW

1709 S Main, Suite B is a 12,038 SF Junior Box available in Roswell, NM. The suite is part of a recent renovation for the next door Planet Fitness that features a new exterior facade and a shell interior ready for a new tenant. There are few existing properties of this size and condition available in the market and would be a great fit for a retailer that is targeting a rural community with great Main St frontage and parking. The owner has allocated a tenant improvement allowance for qualified tenants along with an affordable asking rate.

LOCATION OVERVIEW

This building can be found near the center of the city of Roswell just south of the S Main St split. The K-Mart to the north was recently backfilled by U-Haul for their vehicle rental and self-storage combo offering. This site is also directly south of the new Big R store along with Dion's, Walgreens, O'Reilly Auto Parts and more at the Roswell Pavilions Shopping Center. Roswell, located in southeast New Mexico, is home to the New Mexico Military Institute (NMMI) and has a current population of 47,635.

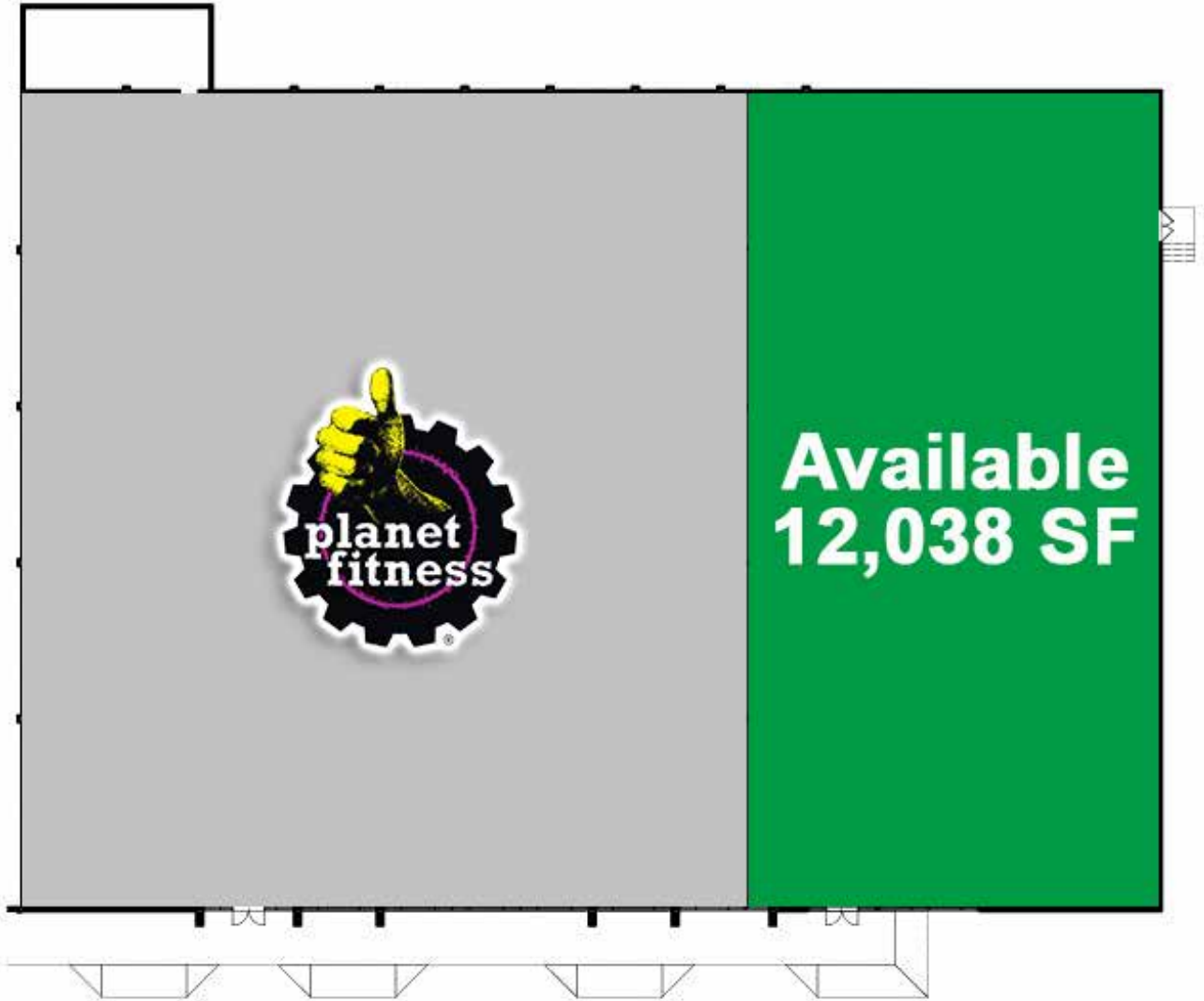
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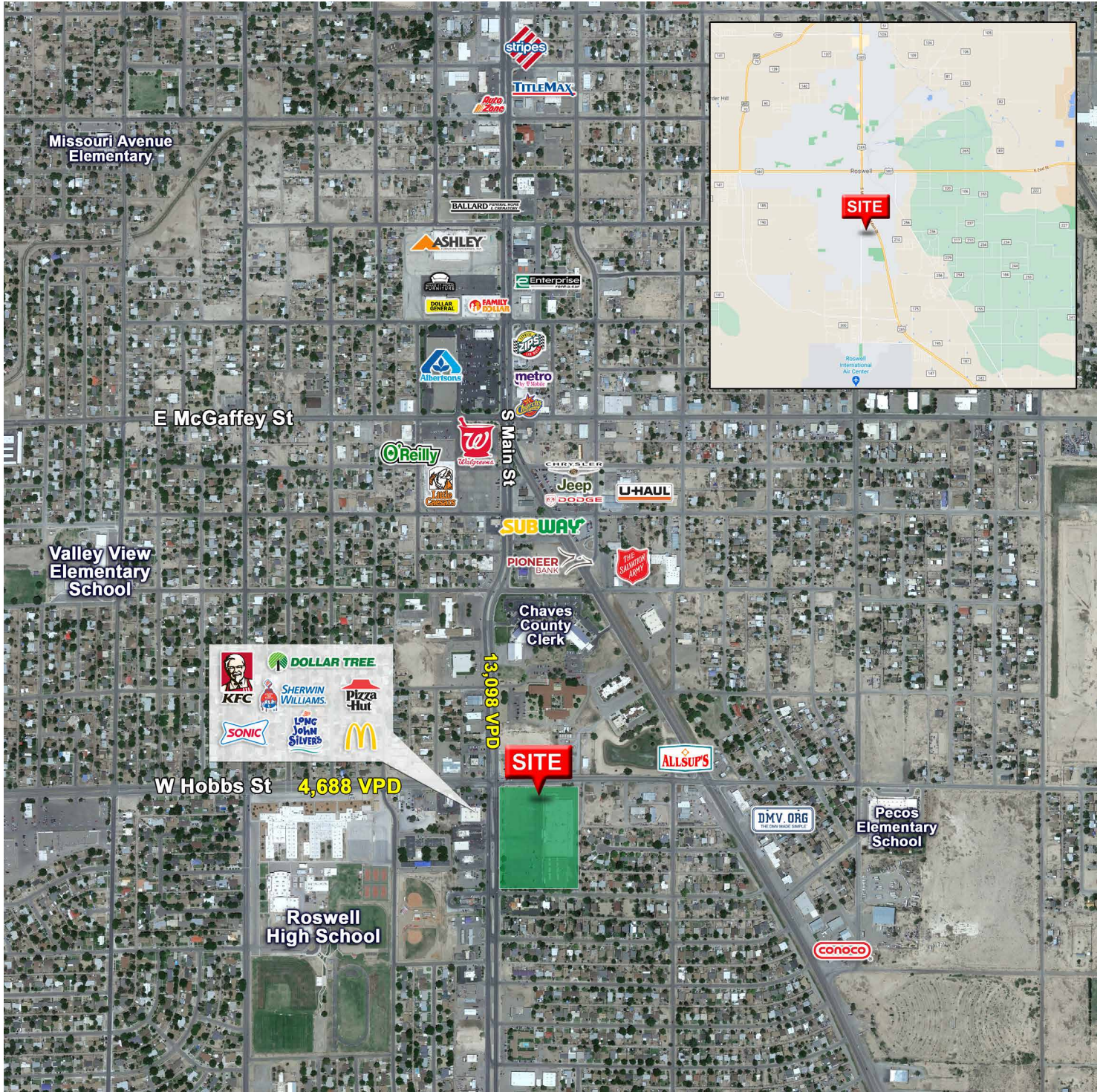
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Roswell Jr. Box Retail

NEC S MAIN & E FRAZIER
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