

Active

# 1965 Bataan Mem W

1965 Bataan Mem W, Las Cruces, NM 88012



## Overview

This is a sound retail location with great signage opportunities off of Highway 70 and the Bataan Frontage Road offering over traffic counts in excess of 50,000+. The demographic data would indicate the site and space is well suited for retail addressing individuals with an active lifestyle and concepts that include but are not limited to:

- a) Health, Well Being, & Wellness
- b) Financial Services
- c) Unique Home Related Concepts

You simply are surrounded by both an aging and younger area demographic that is physically and financially active. There are indications that pet related concepts will be well suited for the site. There is a 3 million plus trade gap in food away from home within a five-minute drive time of the site indicating that a variety of food related concepts would also play well.

The site itself is anchored by numerous national name retail concepts and is located at the Interstate 25 and Highway 70 interchange. The proximity to multipl...

## Lease Spaces

Name	Rate	Footage
Suite B	\$18 /SF/Year	3,332 SF

## For Lease

Retail

Secondary Uses: Strip Center

Lease Rate	\$18 SF/Year
Available SF	3,332 SF
Available Spaces	1
Building Size	7,654 SF
Structure	NNN
Expenses	\$3
Signage	On Building and Monument
Showing Instructions	Contact Broker
Building Class	B
Year Built	1998
Property Use Type	Vacant/Owner-User
Property Status	Existing
Vehicles Per Day	50,000 VPD
Created	2024-07-17
Updated	2024-07-17
Listing ID	0ccffc9a

## STEINBORN / TCN Commercial Real Estate

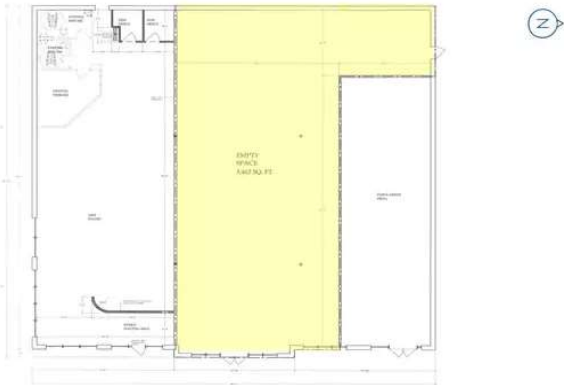
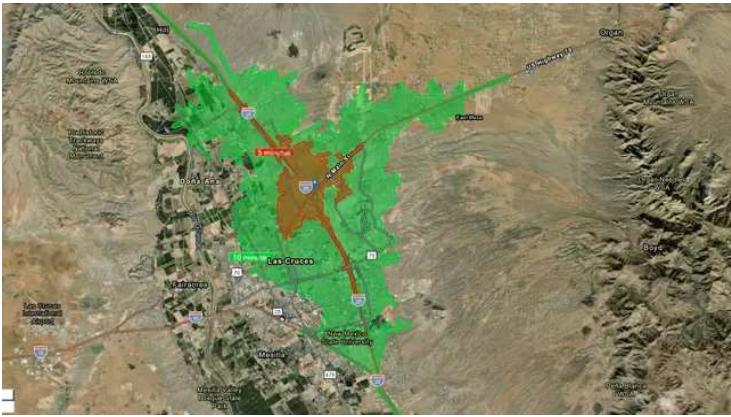


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Additional Images



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