

FOR LEASE, SALE OR BTS

Walmart Supercenter Anchored Commercial

1289 W Main Street / US 64 Business Loop Farmington, New Mexico 87401



Drive Thru Ready 1.4 Acres Pad Site Available on W Main St / US 64 Business Lp

Site Features

- ±1.4 acres available
 - 412' frontage
- Walmart Supercenter anchored
- Two full access points
- Excellent visibility
- Rare, flat and at grade land parcel
- Utility tie-ins available at site
- Opportunity Zone
- Prime trade area for QSR, coffee and retail

Traffic Counts & Demographics

- 19,465 VPD on W Main St
- Farmington MSA
 - Includes Bloomfield, Aztec, Kirtland & Fruitland
- One of the four Metro Statistical Areas (MSA) in New Mexico
- Population: 119,945
- Average Household Income: \$78,569
- Retail hub for a regional trade area of 300,000 residents which includes rural and tribal communities



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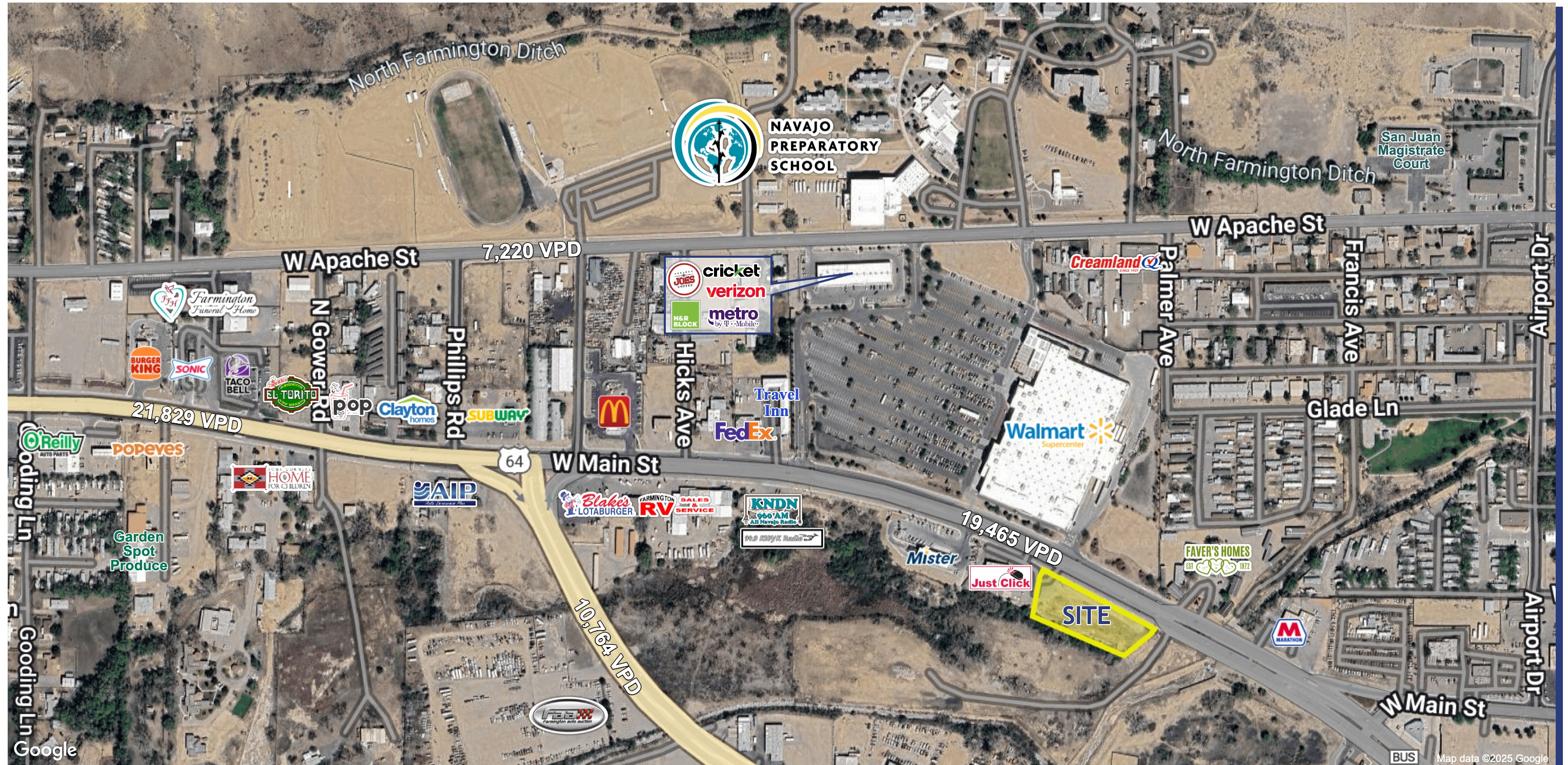
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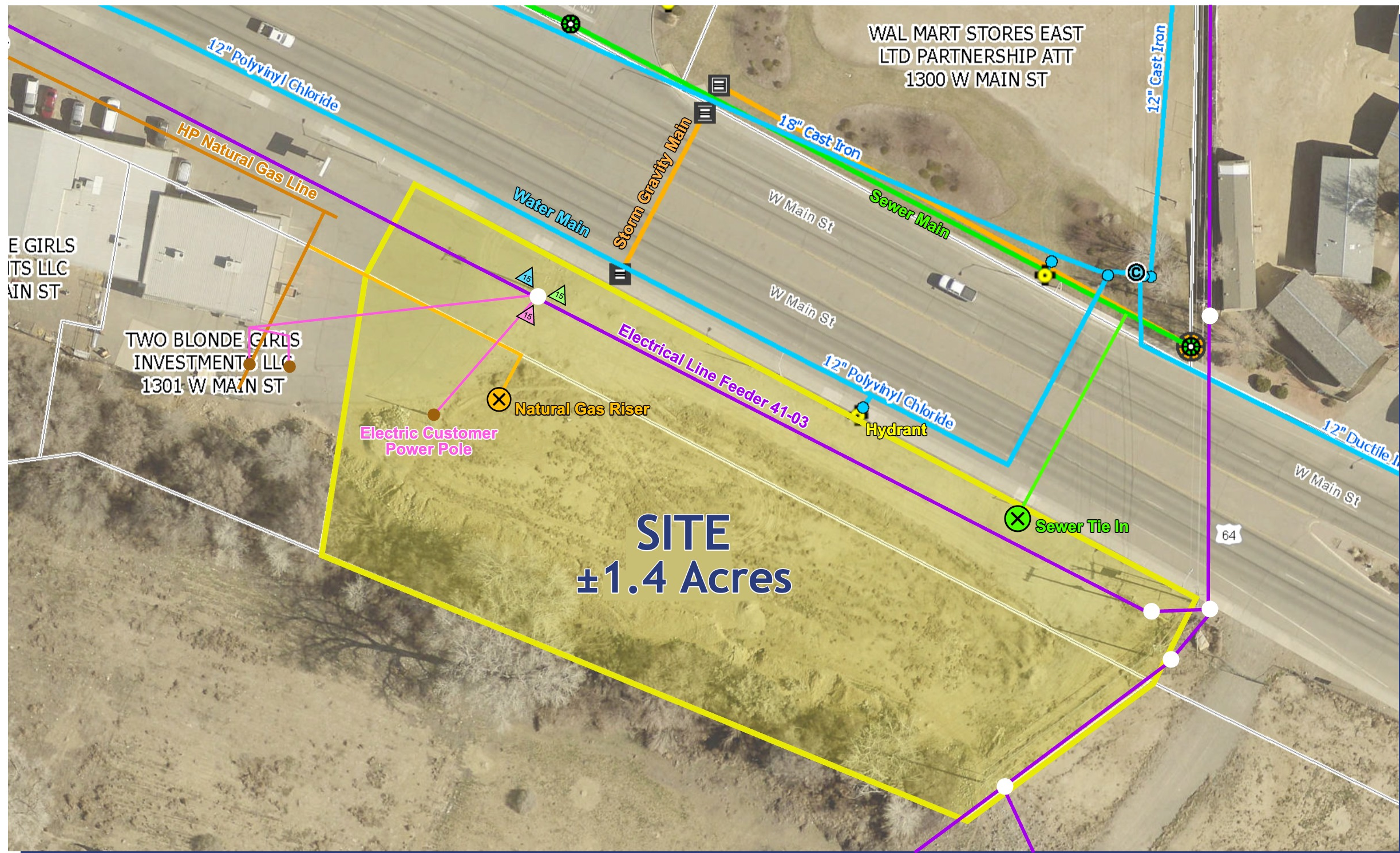
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