

# FOR LEASE SITE DETAILS

4531 N MAIN ST, ROSWELL, NM 88201



PEGASUS  
GROUP

**XTEAM**  
RETAIL ADVISORS



## BENEFITS

Located in Roswell's premier retail trade area, with area co-tenants including Walmart, Sam's Club, Hobby Lobby, Marshall's and more.

- Outparcel to Roswell Mall
- Large pylon sign
- Large regional trade center

## LEASE RATE

- \$12/SF NNN

## AVAILABLE:

- ±6,000 SF

**DRONE VIDEO**

## 2024 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Est. Population	6,928	21,120	46,343
Est. Households	2,751	8,434	18,107
Est. Avg HH Income	\$108,821	\$90,566	\$80,057
Est. Daytime Employees	2,593	10,701	19,354

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# FOR LEASE SITE AERIAL

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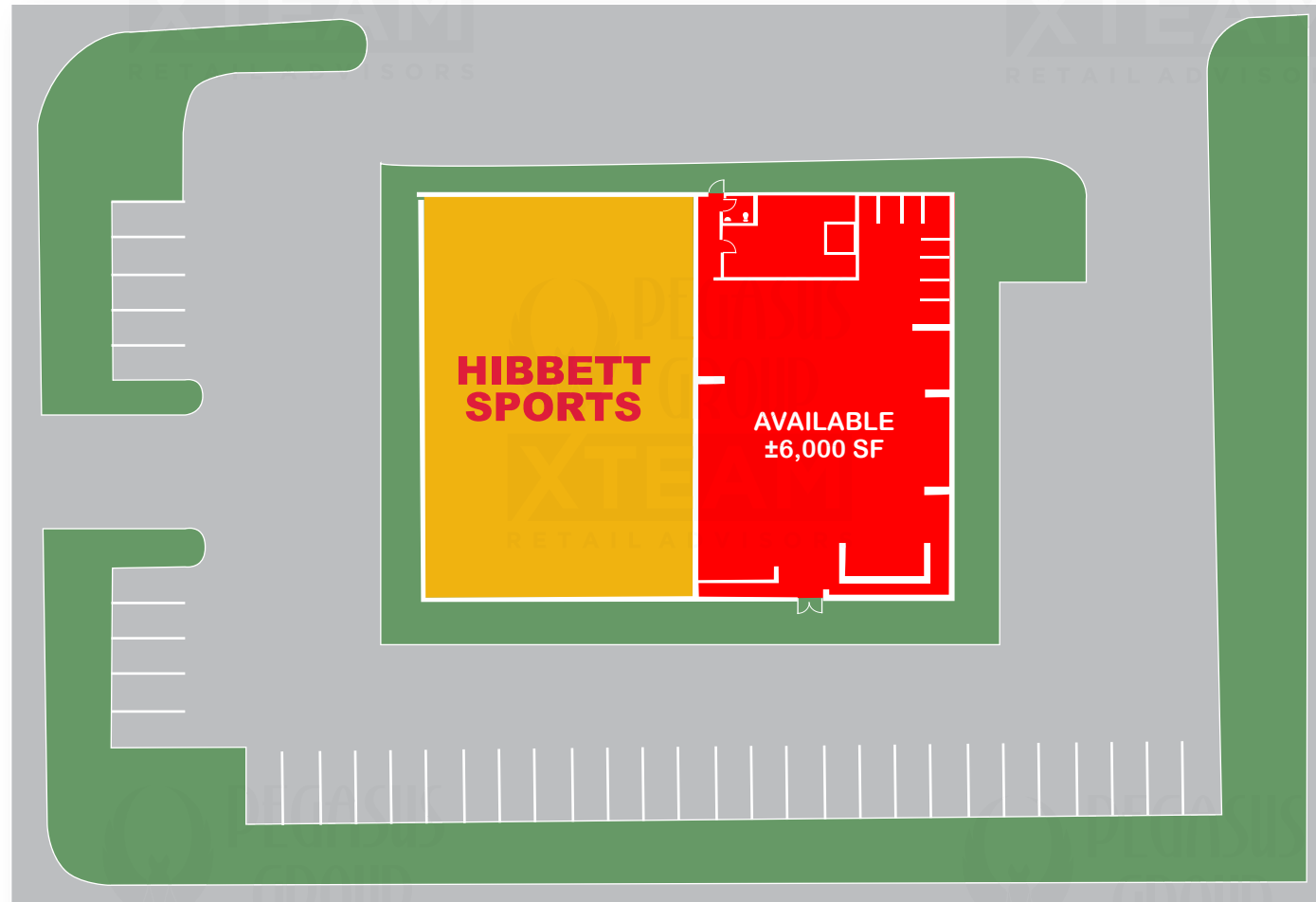
# FOR LEASE SITE LAYOUT

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OCCUPIED



AVAILABLE

MAIN ST

18,731

**CONCEPT - SUBJECT TO CHANGE**

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# FOR LEASE TRADE AREA

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# FOR LEASE

## SITE DRIVE TIME/DEMOGRAPHICS

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POPULATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED POPULATION	6,928	21,120	46,343
2029 PROJECTED POPULATION	6,528	20,019	44,525
2020 CENSUS POPULATION	6,796	21,176	47,717
2010 CENSUS POPULATION	6,919	21,552	47,758
PROJECTED ANNUAL GROWTH 2024 TO 2029	-1.2%	-1.0%	-0.8%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-	-0.1%	-0.2%

HOUSEHOLDS	5 MIN	10 MIN	15 MIN
2024 ESTIMATED HOUSEHOLDS	2,751	8,434	18,107
2029 PROJECTED HOUSEHOLDS	2,584	7,960	17,324
2020 CENSUS HOUSEHOLDS	2,730	8,432	18,125
2010 CENSUS HOUSEHOLDS	2,786	8,402	17,950
PROJECTED ANNUAL GROWTH 2024 TO 2029	-1.2%	-1.1%	-0.9%
HISTORICAL ANNUAL GROWTH 2010 TO 2024	-	-	-

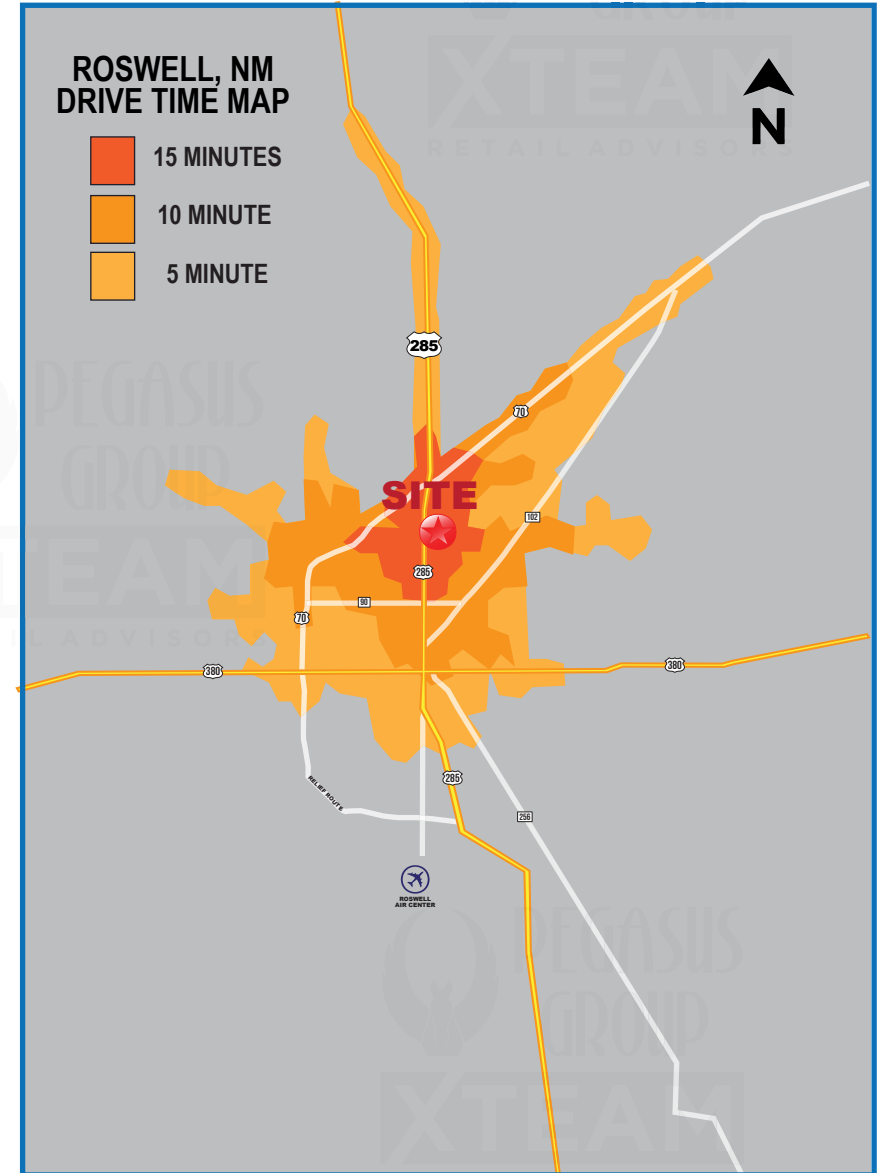
MEDIAN AGE	40.6	37.9	36.5
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INCOME	5 MIN	10 MIN	15 MIN
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$108,821	\$90,566	\$80,057
2024 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$84,614	\$67,202	\$59,415
2024 ESTIMATED PER CAPITA INCOME	\$43,353	\$36,358	\$31,413

RACE & ETHNICITY	5 MIN	10 MIN	15 MIN
2024 ESTIMATED WHITE	63.4%	60.6%	57.6%
2024 ESTIMATED BLACK OR AFRICAN AMERICAN	2.0%	2.3%	2.9%
2024 ESTIMATED ASIAN OR PACIFIC ISLANDER	2.4%	2.3%	1.7%
2024 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	1.2%	1.5%	1.4%
2024 ESTIMATED OTHER RACES	31.1%	33.3%	36.3%
2024 ESTIMATED HISPANIC	51.5%	53.9%	57.1%

EDUCATION	5 MIN	10 MIN	15 MIN
2024 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	4.2%	6.7%	7.7%
2024 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.1%	6.3%	8.4%
2024 ESTIMATED HIGH SCHOOL GRADUATE	21.5%	23.2%	25.0%
2024 ESTIMATED SOME COLLEGE	34.0%	30.3%	27.5%
2024 ESTIMATED ASSOCIATES DEGREE ONLY	9.1%	7.0%	9.4%
2024 ESTIMATED BACHELORS DEGREE ONLY	17.2%	16.3%	13.2%
2024 ESTIMATED GRADUATE DEGREE	11.0%	10.2%	8.9%

BUSINESS	5 MIN	10 MIN	15 MIN
2024 ESTIMATED TOTAL BUSINESSES	283	1,258	2,048
2024 ESTIMATED TOTAL EMPLOYEES	2,593	10,701	19,354



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