

Walmart Anchored Pad Site

4506 N Main St | Roswell, NM 88201



For Lease



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

Alex Zannes

Associate

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Property Details



Lease Availability
Pad Site $\pm$ 0.62 acres
Building $\pm$ 2,600 sf



Lease Rate
See Broker



According to Placer.ai, this Sam's Club has 1.3M Annual Visits

sam's club



According to Placer.ai, this Walmart has 2.6M Annual Visits

Walmart

O'Reilly AUTO PARTS



Jersey Mike's
The Palato Bar
GameStop
ZALES



SITE



DOLLAR TREE
OneMain Financial
CATO
EYEMART EXPRESS

N Main St

20,507 VPD

maurices HIBBETT SPORTS



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Overview



According to Placer.ai, Roswell Mall has **1.9M Annual Visits**

Roswell Mall

Marshalls

HOBBY LOBBY
Super Savings. Super Selection!™

JCPenney

Allen
ESTABLISHED 1912
THEATRES

burkes
OUTLET

SHOE DEPT.

- Prime North Main Street frontage with excellent visibility and direct access
- Convenient access points from both Main Street and adjacent thoroughfares
- Positioned in a regional retail hub, directly across from Roswell Mall and surrounded by top national retailers (Panda Express, Walmart, Sam's Club, Home Depot, etc.)
- Ideal for QSR, coffee, or service retail concepts seeking high traffic and strong co-tenancy
- Over 20,000 vehicles per day along Main Street (NMDOT 2023)



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Market Aerial



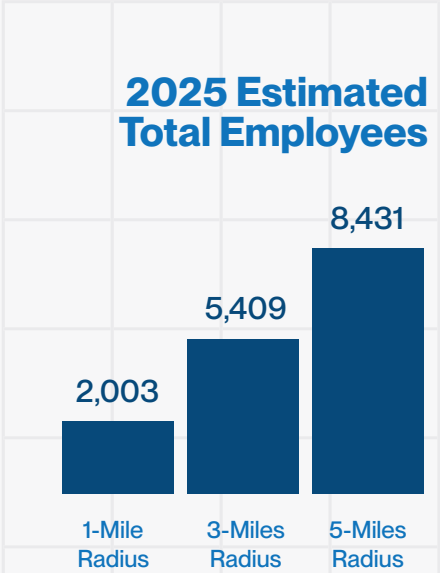
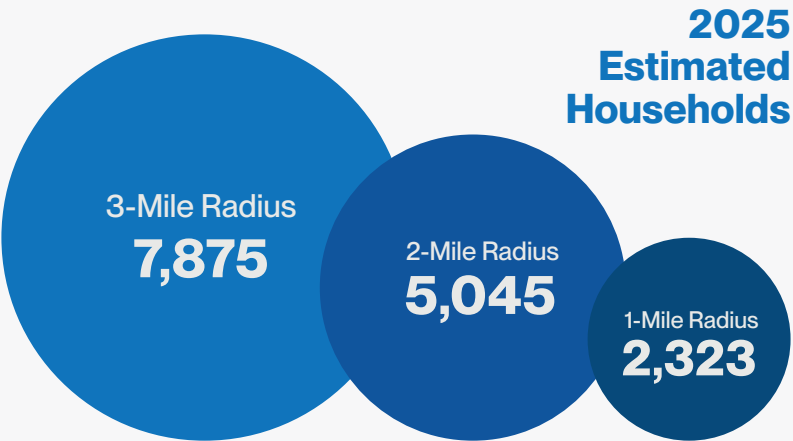
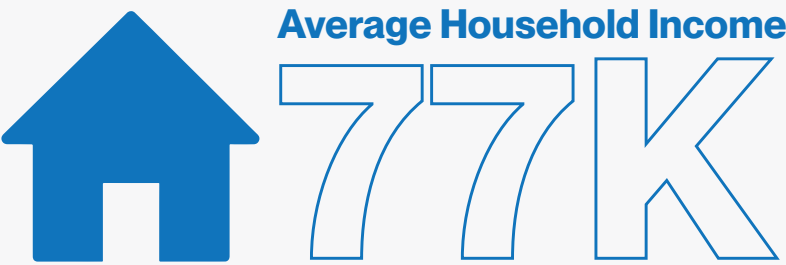
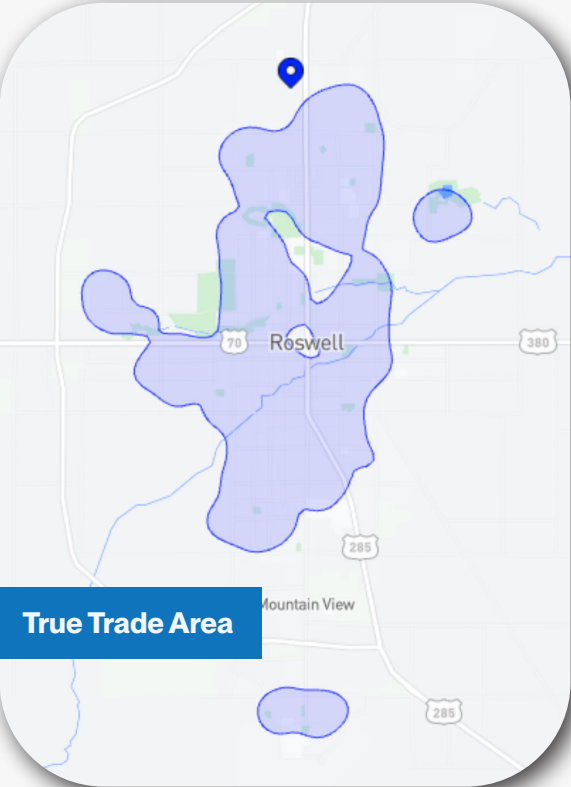
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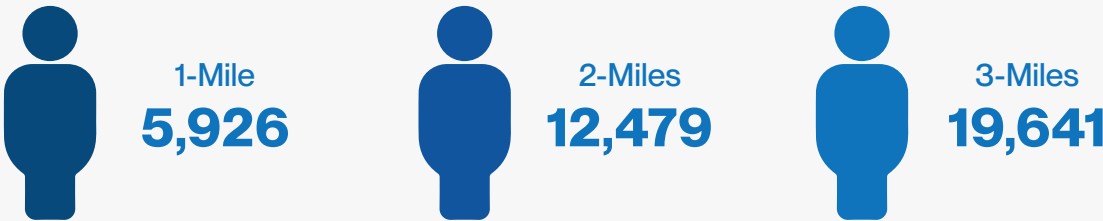


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Market Overview



Population





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