

PAD SITE AVAILABLE FOR SALE OR LEASE

503 E. Broadway Ave. - Farmington, NM 87401

LEASE RATE NEGOTIABLE



PAD SITE | 0.73 ACRES

Dollar Tree

SITE

E. Broadway Avenue  12,862 VPD

VPD information courtesy of ESRI



4811A Hardware Drive NE Suite 5 | Albuquerque, NM 87109
www.300epic.com | 505-300-EPIC (3742)

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PROPERTY DETAILS

AVAILABLE FOR SALE OR LEASE

0.73 Acres

LEASE RATE

Negotiable

HIGHLIGHTS:

- Pad site next to high performing Dollar Tree in busy, under-served west side of Farmington
- Good visibility on a busy corridor with multiple easy access points
- Shared parking & cross access with Dollar Tree
- Great visibility with large monument sign and building signage
- Over \$150K of site work done (grading, drainage, utilities, etc.)
- Owner will consider build to suit, ground lease or straight up sale
- Ample space to build a retail space with plenty of parking or space for a drive thru

ZONING

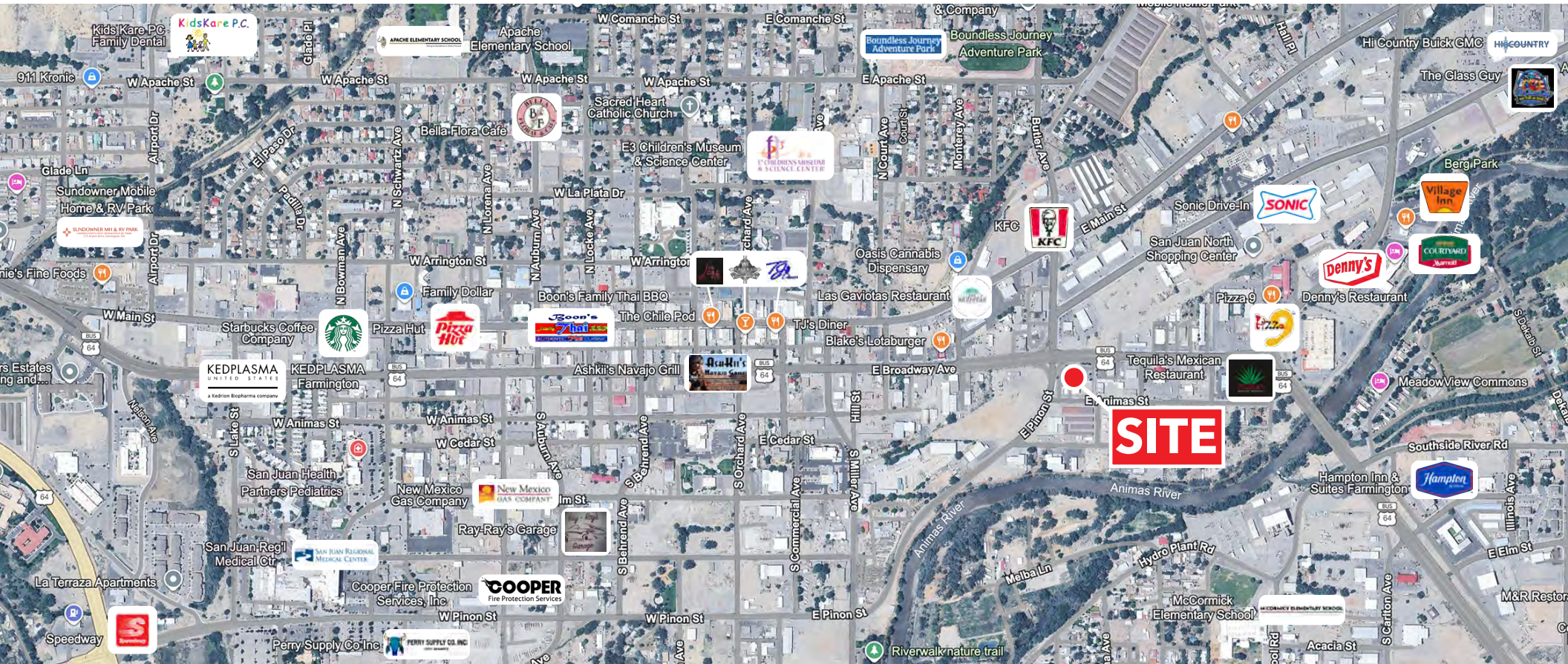
C-LI commercial/light industrial zone
Non-residential

LOCATION

503 E Broadway Ave.
Farmington, NM 87401



DEMOGRAPHICS, INCOME & CONSUMER SPENDING



POPULATION

	5-Mile	15-Mile	25-Mile
Total Daytime Population	54,200	95,205	101,880
Population	46,654	91,882	100,268
Number of Households	16,997	33,263	36,471

INCOME

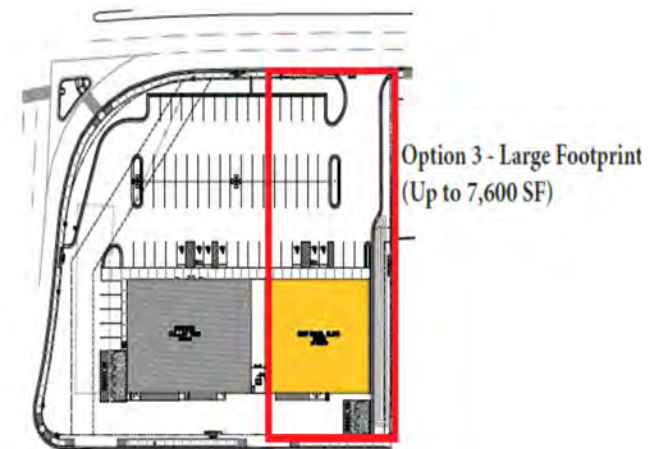
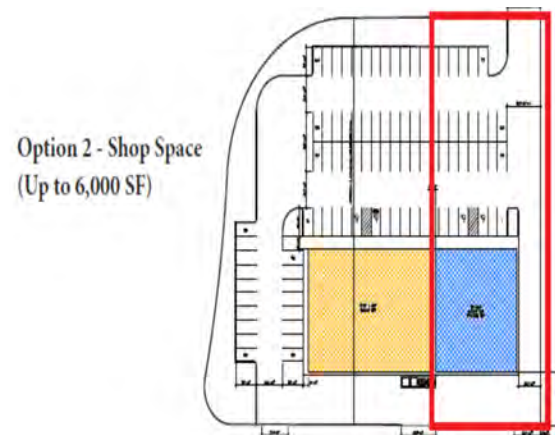
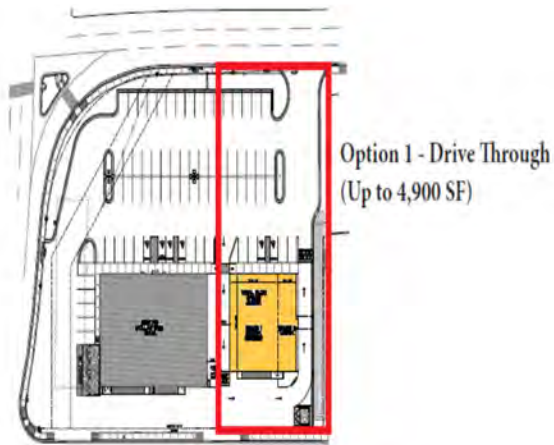
	5-Mile	15-Mile	25-Mile
Average Household Income	\$87,286	\$84,787	\$84,705
Median Household Income	\$56,468	\$56,830	\$55,955
Per Capita Income	\$63,231	\$62,598	\$62,367

CONSUMER SPENDING

	5-Mile	15-Mile	25-Mile
Food Away from Home: Total \$	\$53,469,794	\$102,583,377	\$112,478,228
Food at Home: Total \$	\$99,871,917	\$194,807,424	\$214,549,197
Entertainment/Recreation: Total \$	\$53,565,486	\$102,037,089	\$111,881,544
HH Furnishings & Equipment: Total \$	\$38,268,109	\$73,450,146	\$80,602,148
Apparel & Services: Total \$	\$31,987,668	\$60,461,535	\$66,104,818

PROPERTY DEVELOPMENT OPTIONS

503 E Broadway Ave.
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0.73 Acres



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SITE PLAN/SURVEY

