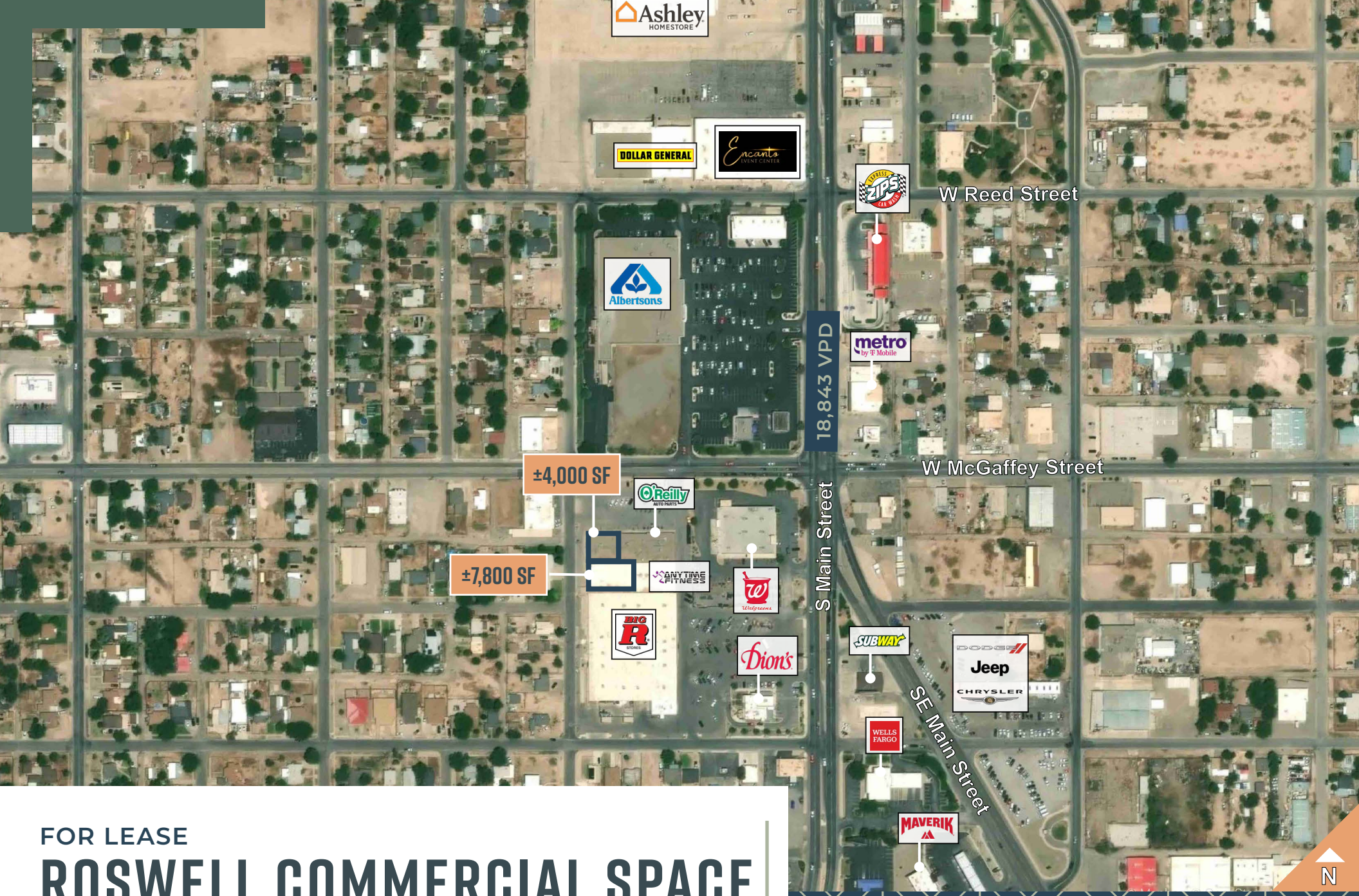


FOR LEASE

ROSWELL COMMERCIAL SPACE

112 W MCGAFFEY ST, ROSWELL, NM



PROPERTY OVERVIEW

Commercial retail, office or warehouse opportunity along Main St in Roswell, NM

- Excellent visibility along W. McGaffey St and Main St with steady daily traffic
- Flexible floor plans available
- On-site parking with multiple access points
- Convenient proximity to Downtown Roswell and residential neighborhoods
- Drive-in and low dock door available for ±7,800 SF vacancy

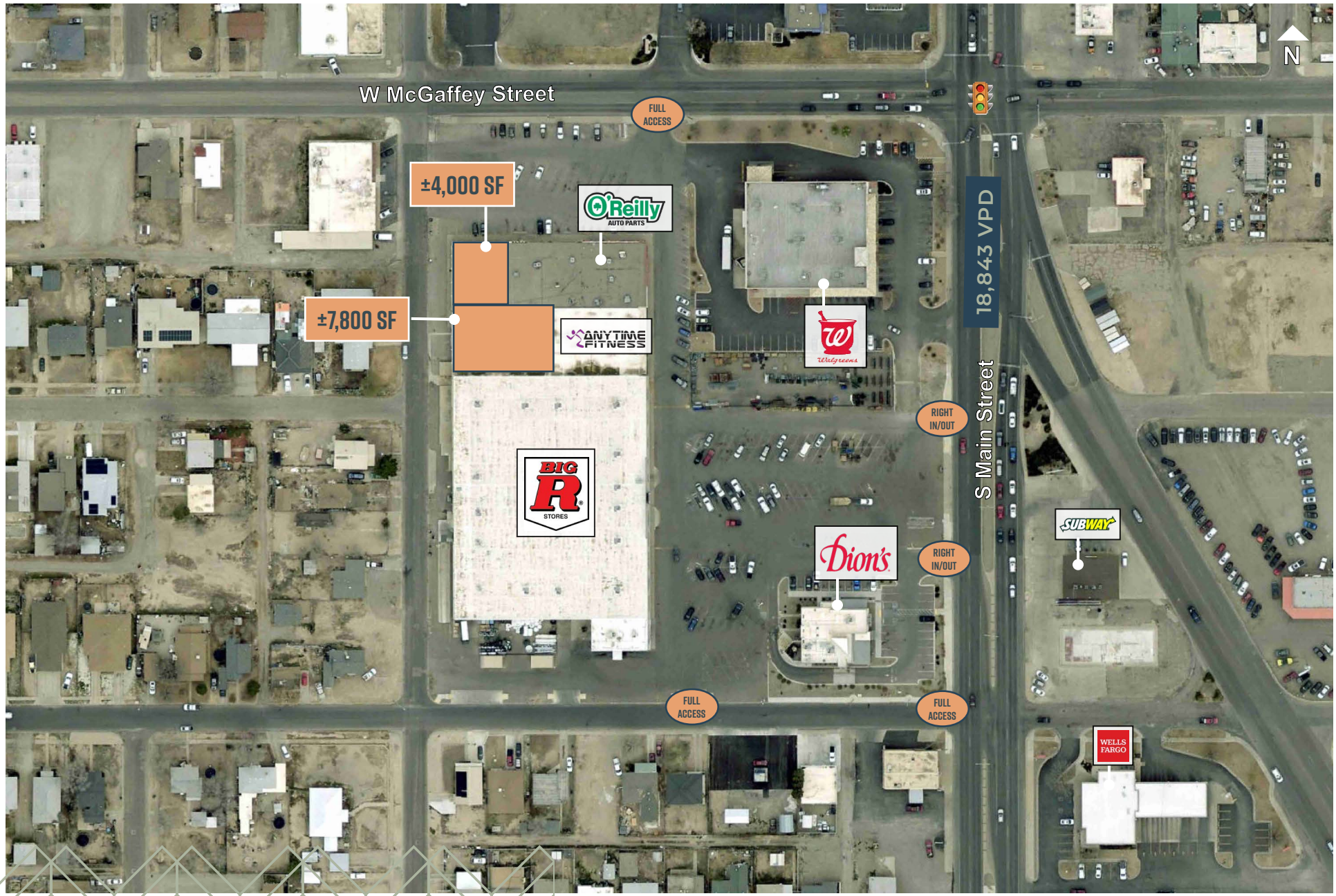
±4,000 - 11,800
SF Available

$9.00/SF
Lease Rate

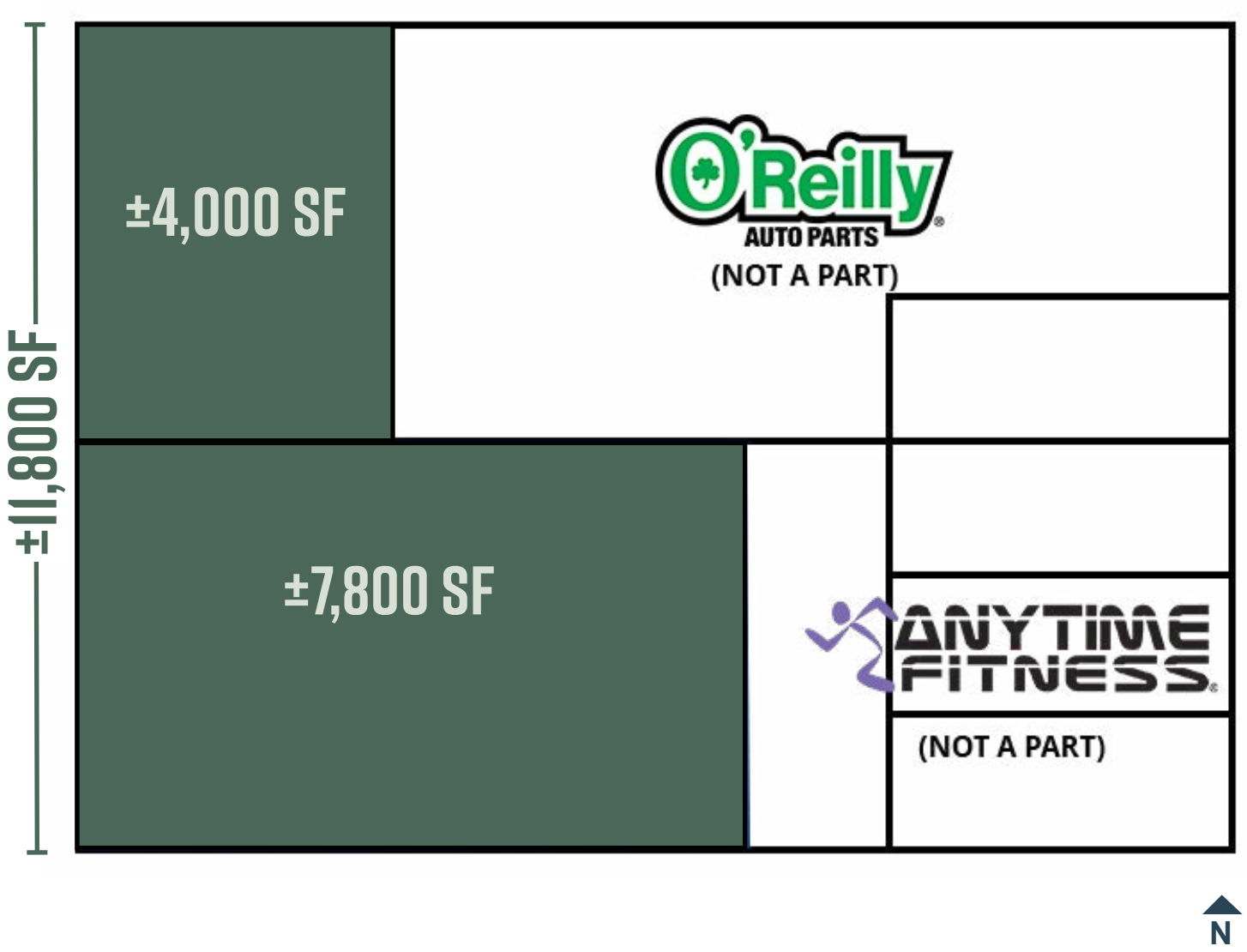
C-2
Zoning

SIGNALIZED
Intersection

SITE PLAN

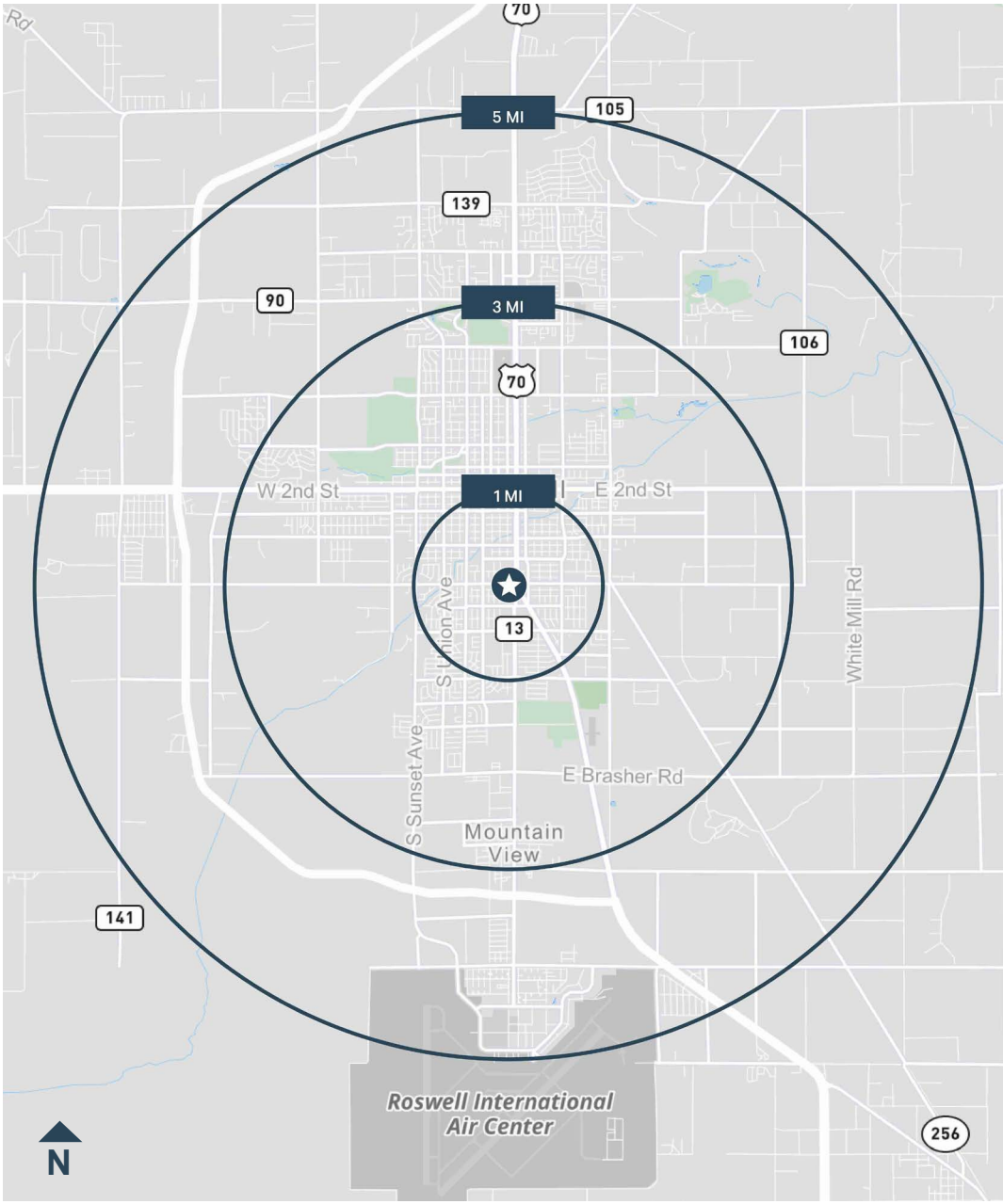

W McGaffey Street
FULL ACCESS
±4,000 SF
±7,800 SF
O'Reilly AUTO PARTS
ANYTIME FITNESS
Walgreens
18,843 VPD
S Main Street
RIGHT IN/OUT
BIG R STORES
Dion's
RIGHT IN/OUT
SUBWAY
FULL ACCESS
FULL ACCESS
WELLS FARGO
N

FLOOR PLAN


±11,800 SF
±4,000 SF
O'Reilly
AUTO PARTS
(NOT A PART)
±7,800 SF
ANYTIME FITNESS
(NOT A PART)
N

AREA DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population			
2025 Population	10,750	35,246	51,673
2030 Pop - 5 Year Projection	10,598	34,836	51,046
2030 Pop - 5 Year Projection	-0.28%	-0.23%	-0.24%
Households			
2025 Households	3,988	13,289	19,408
2025-2030 Annual HH Growth Rate	-0.13%	-0.08%	-0.09%
2025 Avg Household Size	2.65	2.60	2.60
Household Income			
2025 Average HH Income	$54,644	$62,720	$74,990
2030 Average HH Income	$61,143	$70,268	$83,854
2025 Median HH Income	$40,108	$46,784	$53,038
2030 Median HH Income	$44,982	$50,696	$57,715
Daytime Population			
2025 Employees	2,996	13,283	19,089











FOR LEASE

ROSWELL COMMERCIAL SPACE

112 W MCGAFFEY ST, ROSWELL, NM

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