

FOR SALE

# HIGHLY-VISIBLE I-25 VACANT LAND

SEC I-25 & MCLEOD | 4930 PAN AMERICAN FWY NE  
ALBUQUERQUE, NM 87109



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For more information contact:  
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# OVERVIEW

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## PROPERTY HIGHLIGHTS

- Prominently located in the very busy North I-25 corridor
- Drive - Thru concept available
- Up to 4,500 square feet available of buildable area
- Up to 2,400 square feet available for a restaurant
- Strong office and retail corridor
- Excellent visibility from I-25
- 147,800 cars per day
- Pylon signage available
- Ample parking
- Zoning: NR-LM
- Utilities are at the site
- Parking lot is in place

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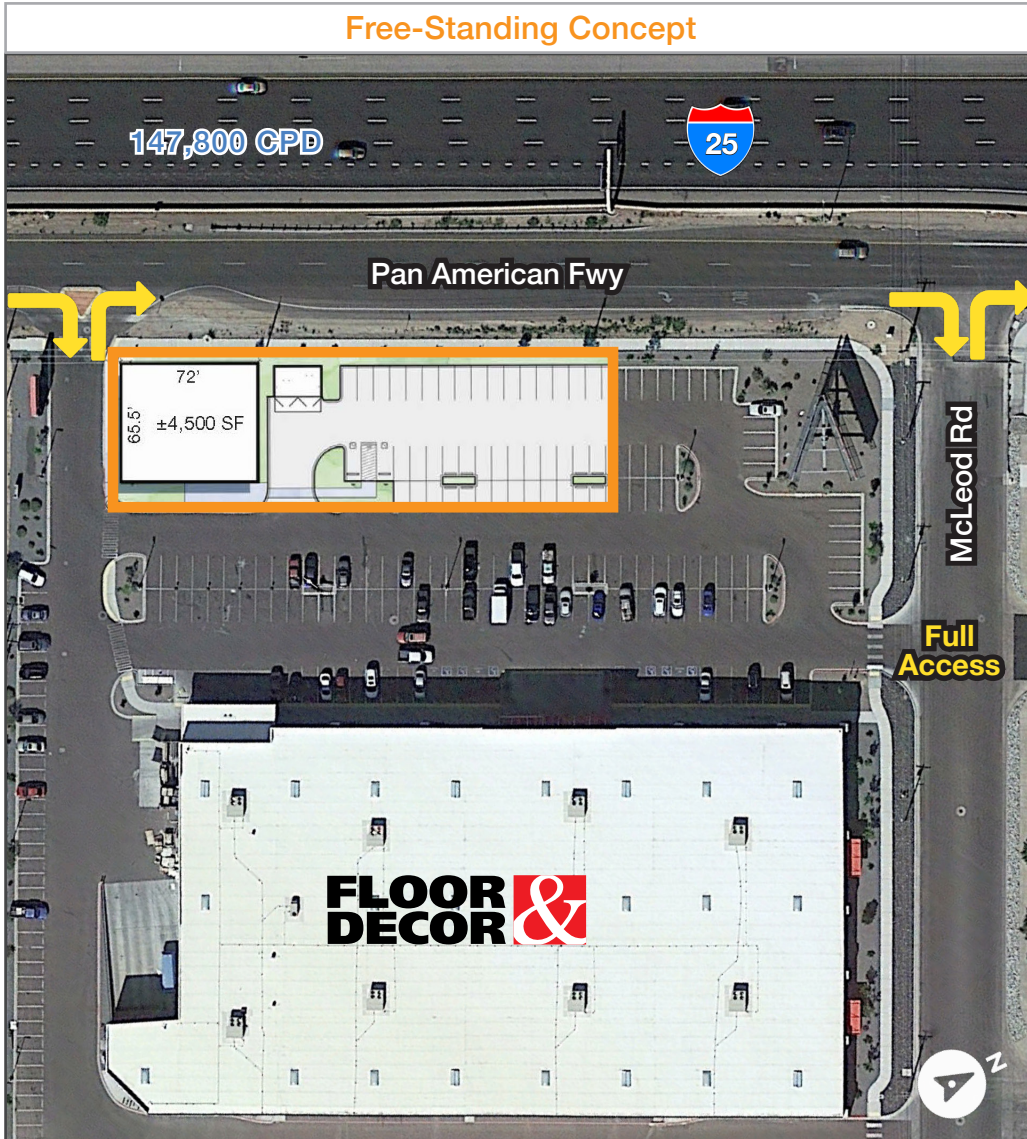
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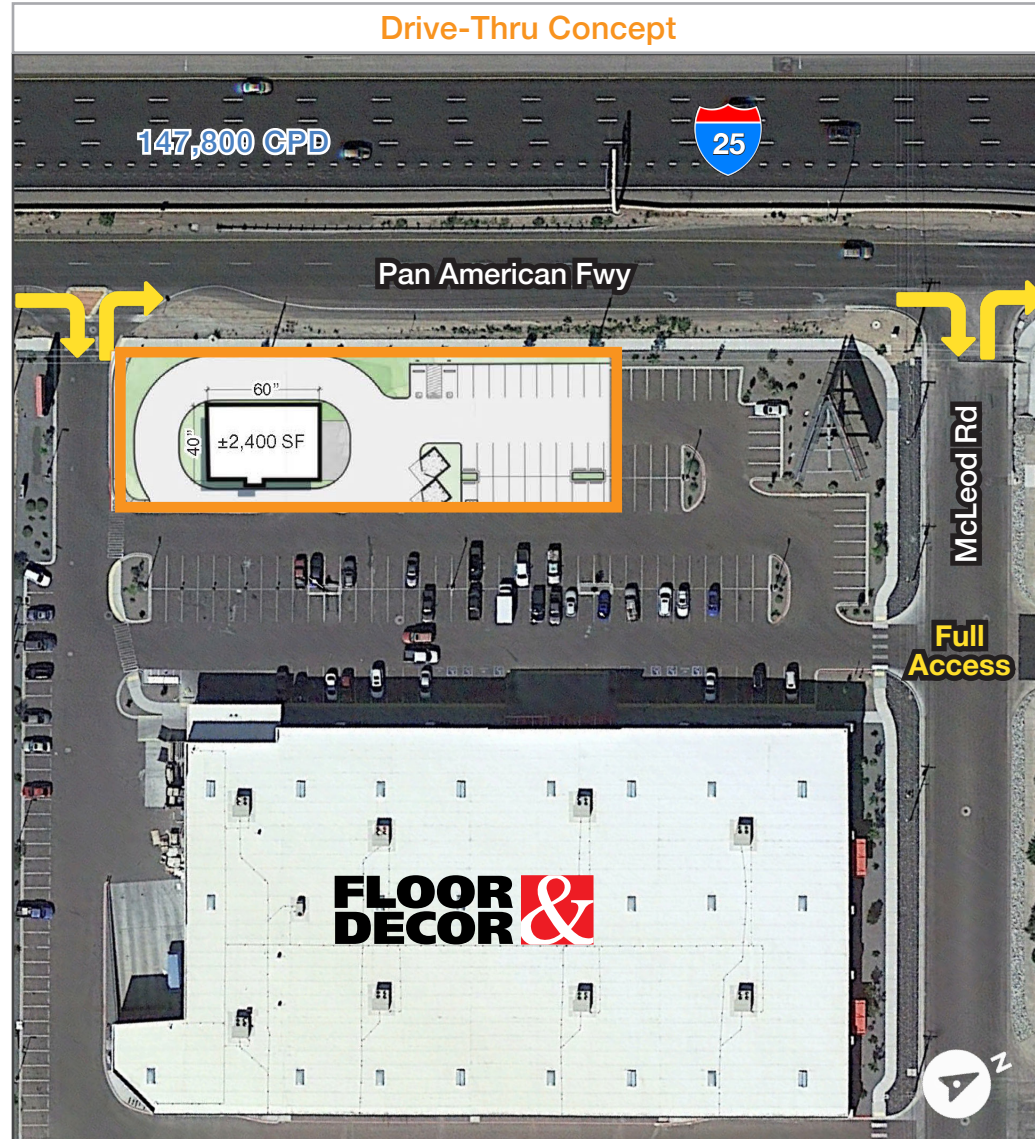
# SITE PLANS

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Free-Standing Concept



Drive-Thru Concept



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# DEMOGRAPHICS

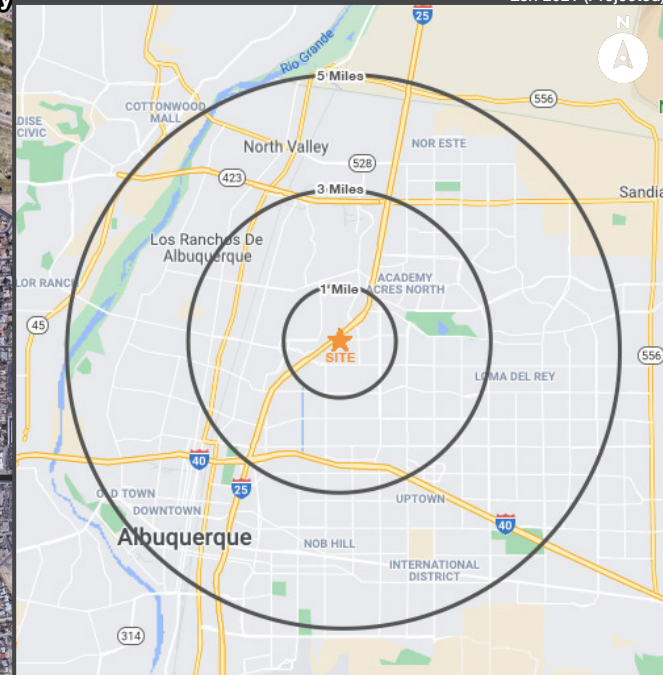
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## Demos by Radius Ring

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	8,951	89,851	259,115
<b>Household Income</b>	\$47,467	\$70,125	\$78,053
<b>Daytime Employment</b>	19,294	104,804	233,266

\* Esri 2021 (Projected)



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