

# C-STORE INVESTMENT OPP ALONG EAST CENTRAL CORRIDOR

*9201 Central Ave NE, Albuquerque, NM 87123*







- Established 3,300+/- Sf Operating C-Store on 0.34 Acres
- Flexible [MX-H](#) Commercial Zoning Allowing Number of Uses
- Small Canopy Area with Two MPD's for Gas & a Propane Dispensing Area
- Heavily Traveled Corridor with Full Access to Central Avenue
- 28,600 VPD Along Central Avenue with Multiple Access Points
- Site also Presents Possible Redevelopment Opportunity into a Variety of Uses (ie Smoke Shop, Auto Lot, or Any Type of Small Business)
- Nearby Activity Generators Include Beauty Supply, Pharmacy, Asian Restaurant, Auto Sales Lot and Numerous Other Auto-Related Uses
- For Sale at \$625K

Contact:  
Mark or Mariah Edwards



**Leasing ♦ Brokerage ♦ Development**  
Executive West Bldg. 2929 Coors Blvd. NW Ste, #202  
Albuquerque, NM 87120  
505-998-7298 Cell 505-350-8211 Fax 505-998-7299  
[Mark.Edwards@EdwardsCommercialRealty.com](mailto:Mark.Edwards@EdwardsCommercialRealty.com)

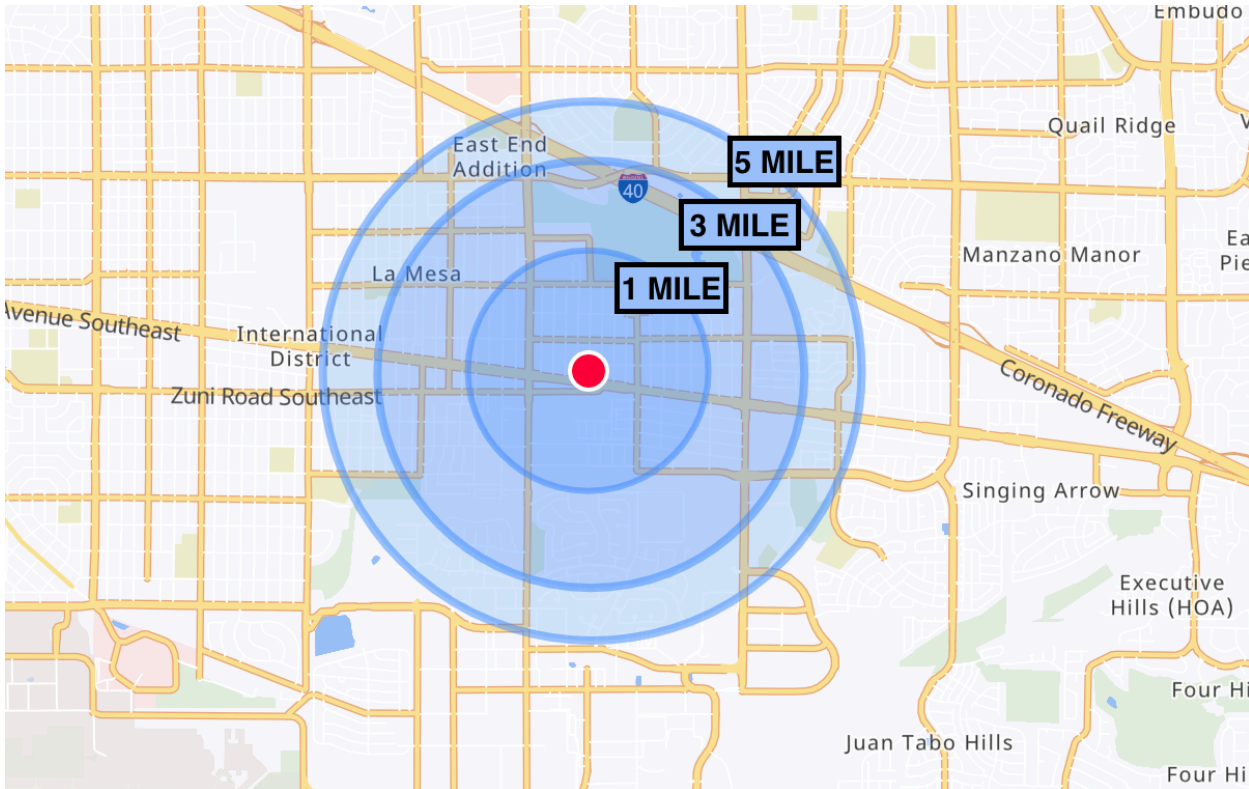
This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change



# SITE PIX



# DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
18,242	124,440	247,451



AVG  
HOUSEHOLD  
INCOME

1 MILE	3 MILE	5 MILE
\$52,275	\$67,144	\$77,282



DAYTIME  
EMPLOYMENT

1 MILE	3 MILE	5 MILE
6,341	68,885	129,326



TRAFFIC

Central Ave SE	28,600 VPD
Wyoming NE	26,300 VPD