



FOR LEASE

FREE-STANDING RETAIL

105 E Route 66, Moriarty, NM 87035



DAVID FITE **DIANE KAPPUS**
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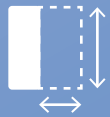


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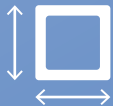


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LEASING OPPORTUNITY



Building Availability: **± 8,000 SF**



Lot Size: **± 1.37 ac**



Lease Rate: **\$10 /sf**



Zoning: **MX-M**



PROPERTY OVERVIEW

- ▲ Located on the NEQ of **US Route 66 + Blvd. NM41**
- ▲ Easy access from **I-40**
- ▲ Built in **2002**
- ▲ Large **pylon signage**

***Do Not Disturb Current Tenant in Building**



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AERIAL





Moriarty is a favorite stop for thousands of people as they travel Historic Route 66 through New Mexico, America's Land of Enchantment. Because of its convenient central location Moriarty is truly the "Crossroads of Opportunity," particularly the opportunity to experience a vast array of history and entertainment.



**LARGE
PYLON
SIGN**



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

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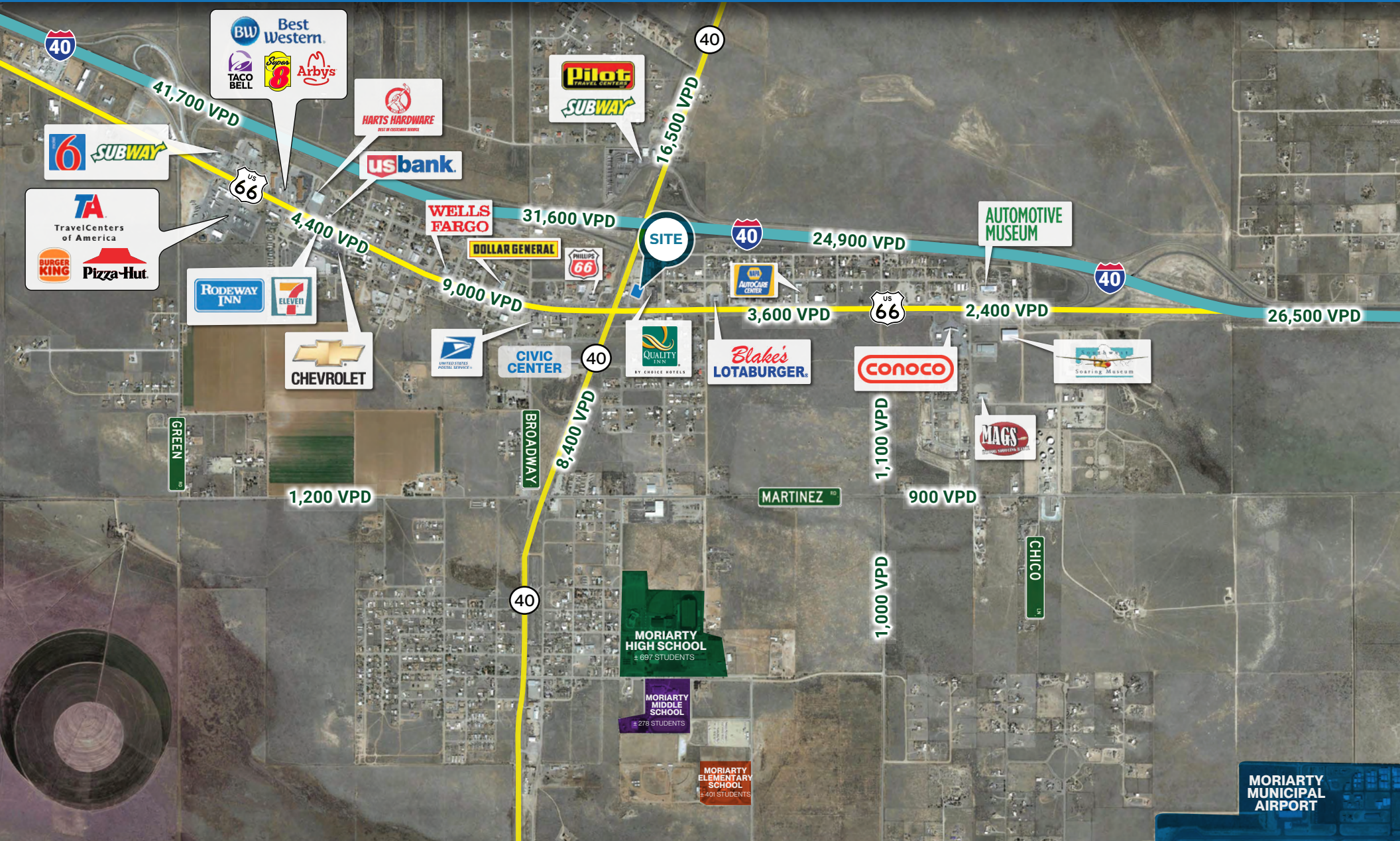
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RETAIL TRADE AREA



MARKET OVERVIEW

POPULATION

	1 MILE	3 MILES	5 MILES
2023 Estimated Population	1,396	3,551	5,181
2028 Projected Population	1,366	3,580	5,350
Projected Annual Growth 2023 to 2028	-0.4%	0.2%	0.7%
Historical Annual Growth 2020 to 2023	0.5%	--	-0.5%

HOUSEHOLDS

2023 Estimated Households	554	1,347	2,004
2028 Projected Households	542	1,355	2,063
Projected Annual Growth 2023 to 2028	-0.4%	0.1%	0.6%
Historical Annual Growth 2010 to 2023	0.7%	-0.1%	-0.5%

RACE AND ETHNICITY

2022 Estimated White	65.6%	66.5%	66.8%
2022 Estimated Black or African American	2.4%	2.2%	2.3%
2022 Estimated Asian or Pacific Islander	0.5%	0.7%	0.7%
2022 Estimated American Indian or Native Alaskan	2.2%	2.4%	2.4%
2022 Estimated Other Races	29.2%	28.2%	27.8%
2022 Estimated Hispanic	44.4%	44.2%	43.7%

INCOME

2023 Estimated Average Household Income	\$62,177	\$67,839	\$67,436
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BUSINESS

2023 Estimated Total Businesses	11	19	40
2023 Estimated Total Employees	118	190	295

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