

# For Sale, Ground Lease or Build-To-Suit

2632 E Main St  
Farmington, NM 87401



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# Property Profile

## Details

|                     |                         |
|---------------------|-------------------------|
| Sale Price          | \$30.00 PSF             |
| Lease Rate          | See Broker              |
| Space Available     | ± 1,500 - 5,000         |
| Pad Sites Available | ± 0.70 - 0.85 AC        |
| Submarket           | Farmington, NM          |
| Zoning              | GC (General Commercial) |

## Features

- Available for sale, ground lease, or build to suit
- Fundamental hard corner located at E Main St & Hutton
- Signalized intersection
- High combined traffic counts with over 50,543 VPD at intersection
- Excellent visibility and access to both streets
- Major retail corridor boasting an abundance of national/local retailers and restaurants
- Rare infill location in the heart of Farmington, NM, which sits on the outskirts of the Navajo Nation, the largest federally recognized tribe in the United States with a third of the population located in NM
- Farmington has a city population of 46,422 and a trade area population of 120,418

## Area Tenants





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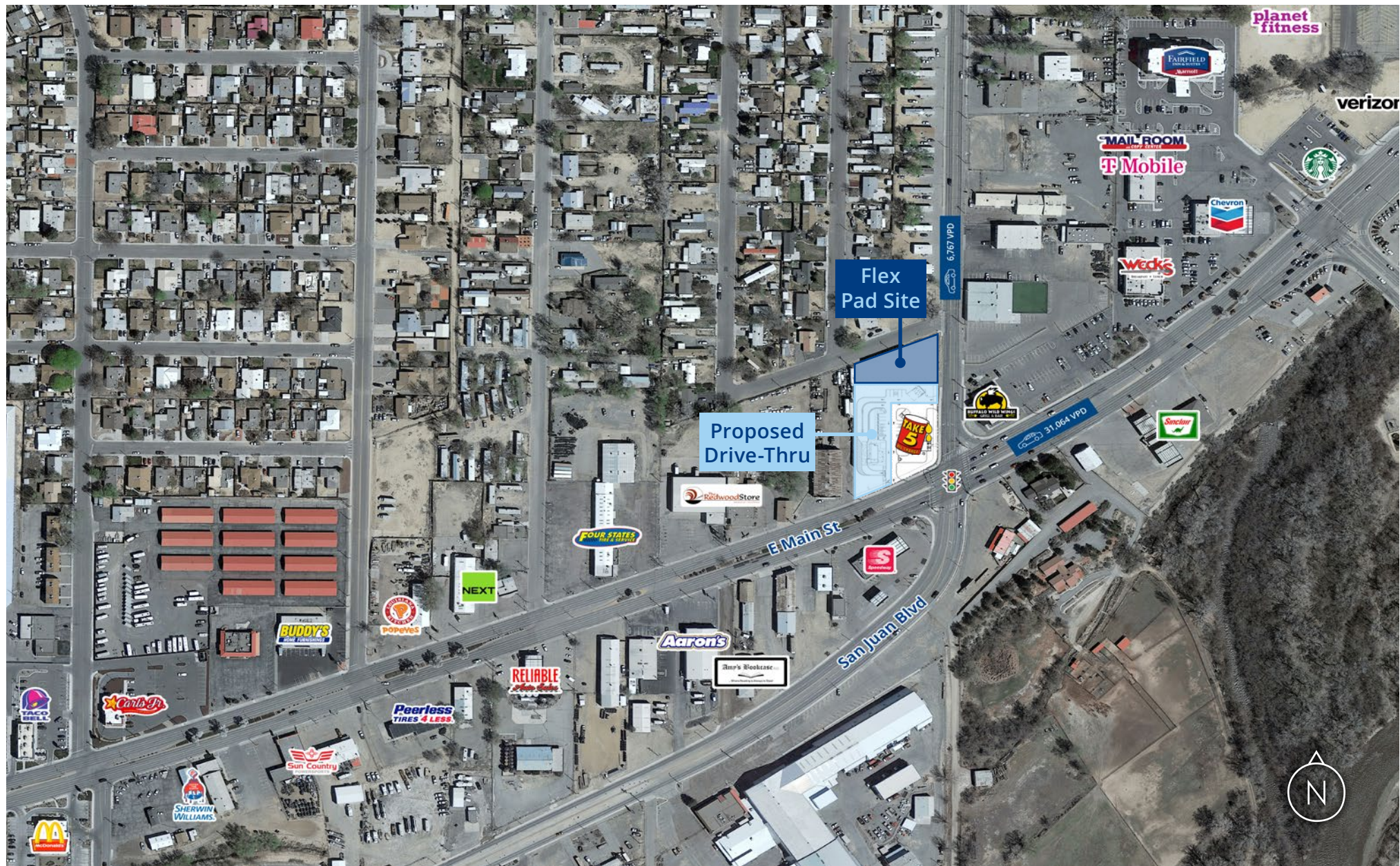
# Trade Area Aerial





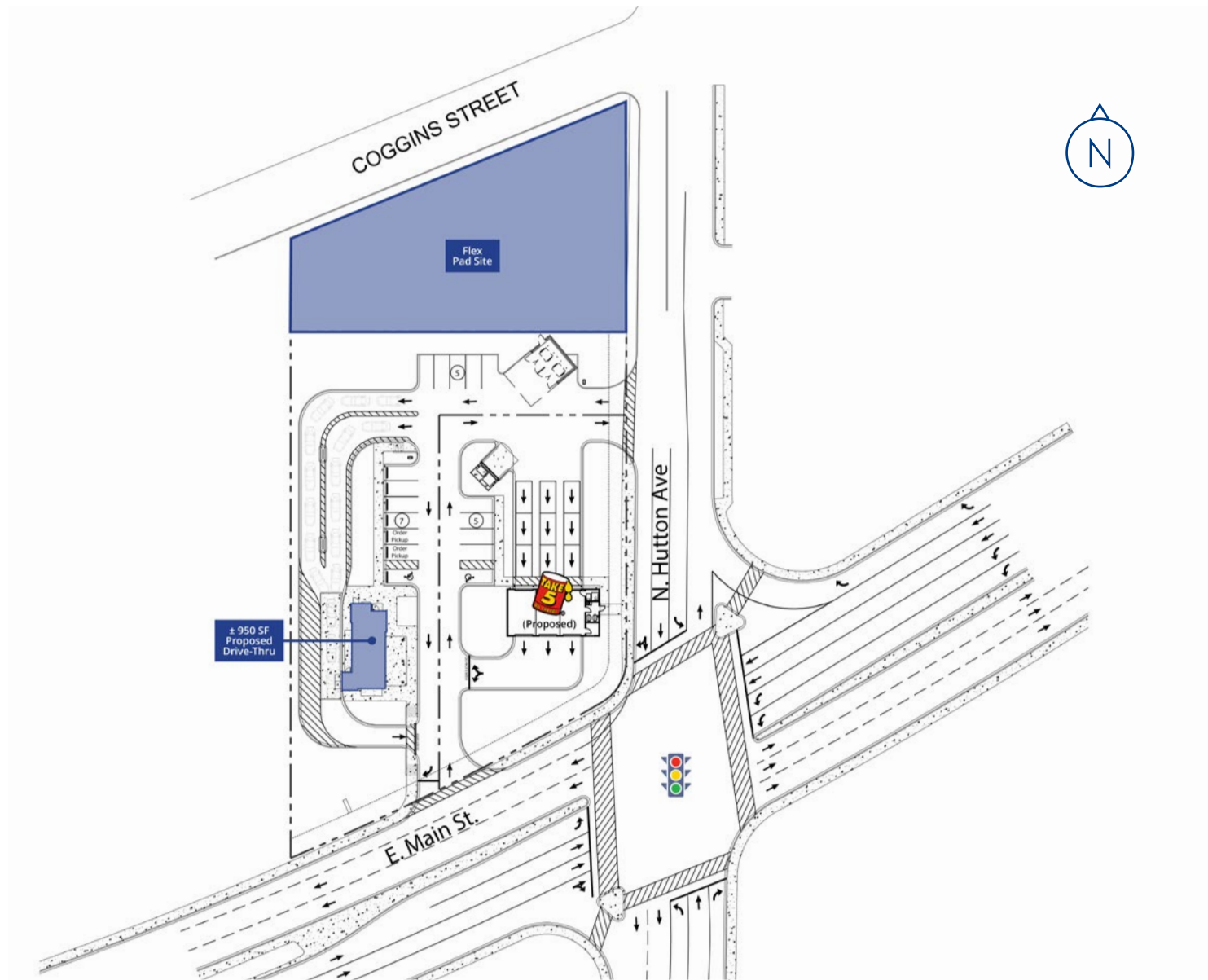
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# Intersection Aerial





# Proposed Site Plan



# Demographics\*

\* Demographic data derived from esri® 2020



|                   | 3 Miles  | 10 Miles | 25 Miles |
|-------------------|----------|----------|----------|
| Population        | 37,451   | 70,219   | 101,572  |
| Households        | 15,290   | 27,705   | 40,811   |
| Median HH Income  | \$54,632 | \$55,722 | \$53,348 |
| Average HH Income | \$82,299 | \$83,106 | \$79,022 |

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