

Grocery Anchored Shop with I-40 Frontage

6 NM-344 | Edgewood, NM 87015



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease

Nicole Rhodes

Senior Advisor

nicole@kingcapitalcre.com

505-292-9607

kingcapitalcre.com

Property Details



Lease Availability
Suite \pm 312 sf



Lease Rate
\$800.00 per Month
NNN



Zoning
C-2 Commercial



According to Placer.ai, this
Champion Xpress Carwash has
150.6K Annual Visits



According to Placer.ai,
this Starbucks has
217.7K Annual Visits



9,120 VPD



SITE
 \pm 312 sf



NM-344

Property Benefits

- Smiths (Kroger) Anchored Pad Site
- Interstate 40 Visibility/Frontage
- Cross Access with Smith's
- Access off NM 6
- Surrounded by National Co-Tenancy
- Underserved Trade Area



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

Market Overview

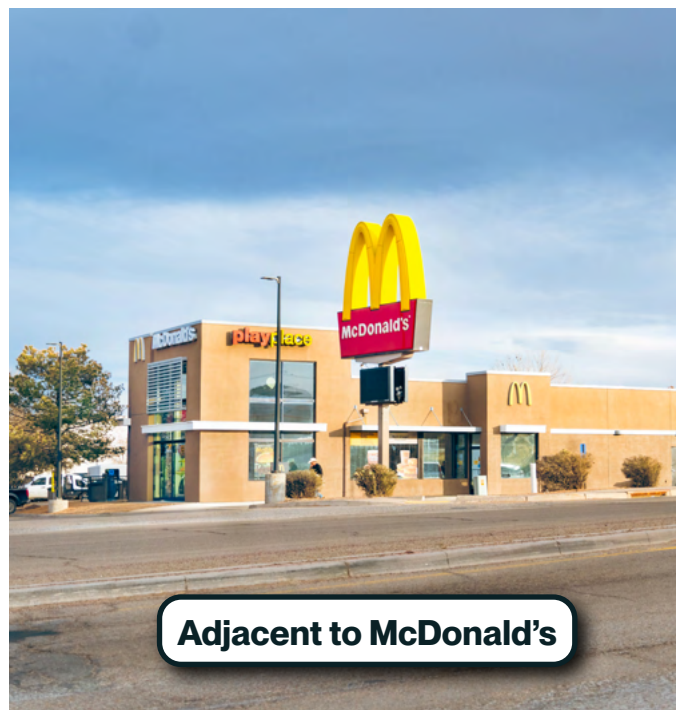


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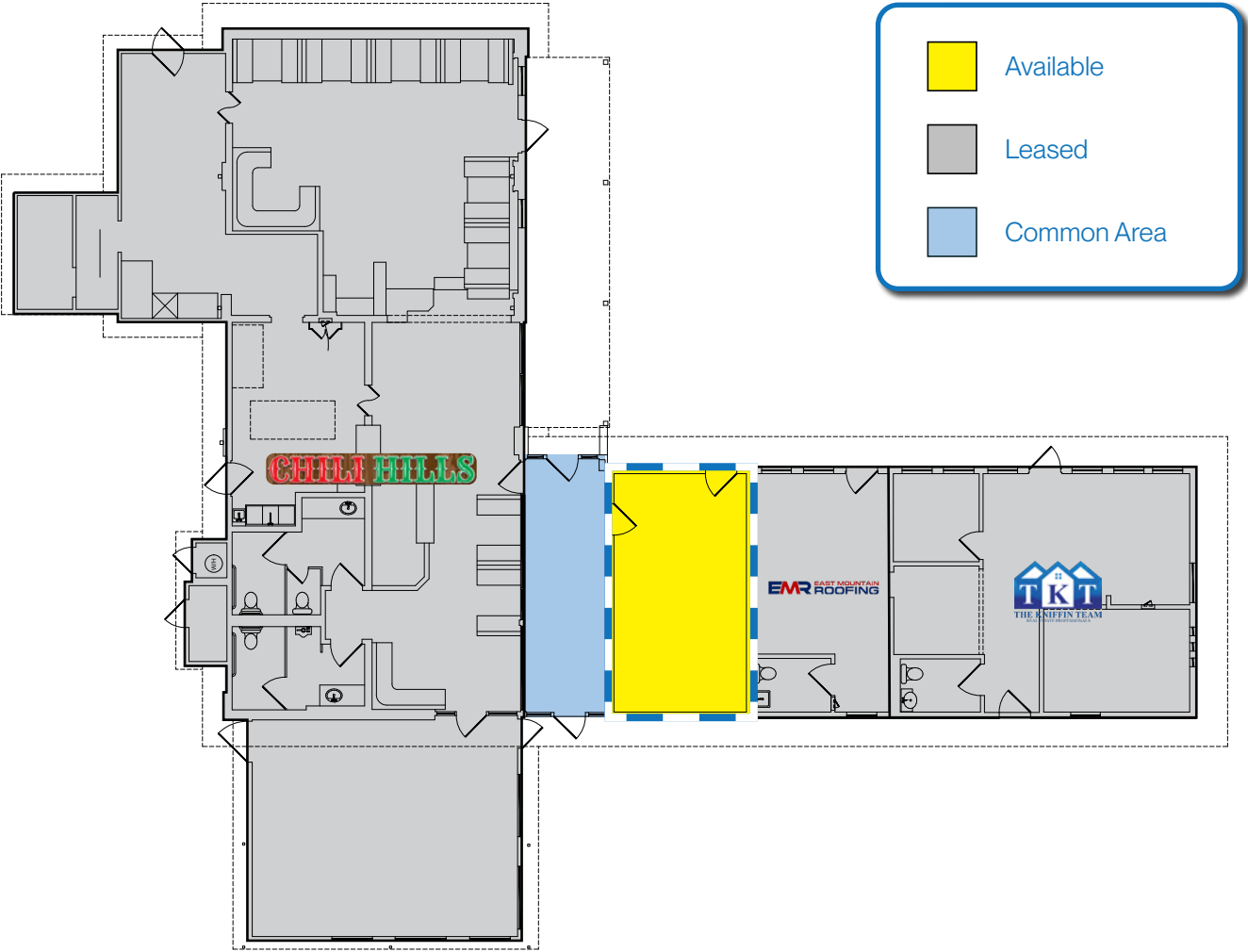
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Site Map



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Market Aerial



Distance From

Albuquerque	←	30 Miles
Tijeras	←	13 Miles
Moriarty	→	11 Miles



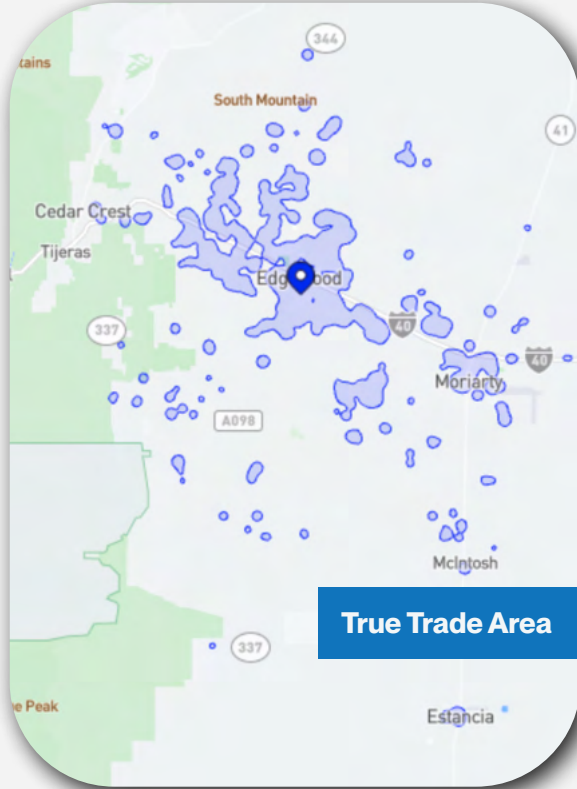
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Market Overview



Average Household Income

86K

2024
Estimated
Households

5 Mile Radius
4,458

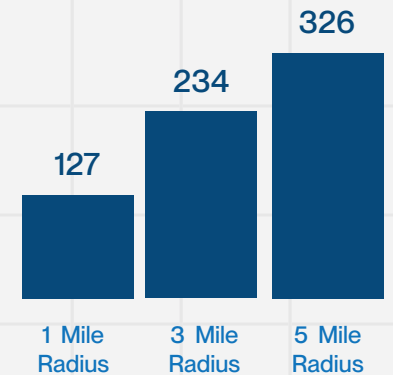
3 Mile Radius
2,763

1 Mile Radius
464

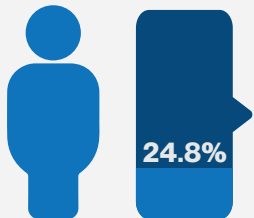
2024 Estimated
Total Employees



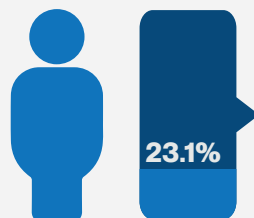
2024 Estimated
Total Businesses



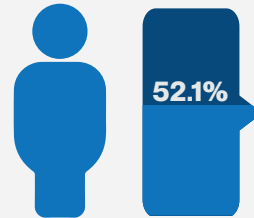
Age



18 - 37
(millennials)



38 - 51
(gen x)



52+
(baby boomers)



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4811A Hardware Dr NE Suite 1
Albuquerque, NM 87109

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(505) 720-5211
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