

Turnkey Restaurant

60 NM-344 | Edgewood, NM 87015



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Sale

Jeremy Nelson

Vice President

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In cooperation with:



505-292-9607

kingcapitalcre.com

Property Details

\$1,495,000 Sale Price



Lot Size
1.14 ac



Building Size
± 4,701 sf



Zoning
TBD

Property Benefits

- Available 4,701 Square Foot Former Denny's Restaurant Built in 2015.
- Pad Site for Walmart Located on Hard Corner of Church Street and State Road with Traffic Counts of 23,226 VPD.
- Large 1.14 Acre Parcel, Located on Freeway off/on Ramp I-40 23,226 VPD.
- Site has ATM lease through June 30, 2025 producing annual rent of \$3,018.00.



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



Sideboard



Large Dining Area



Anchored by Walmart Supercenter



FF&E



Kitchen



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Market Aerial



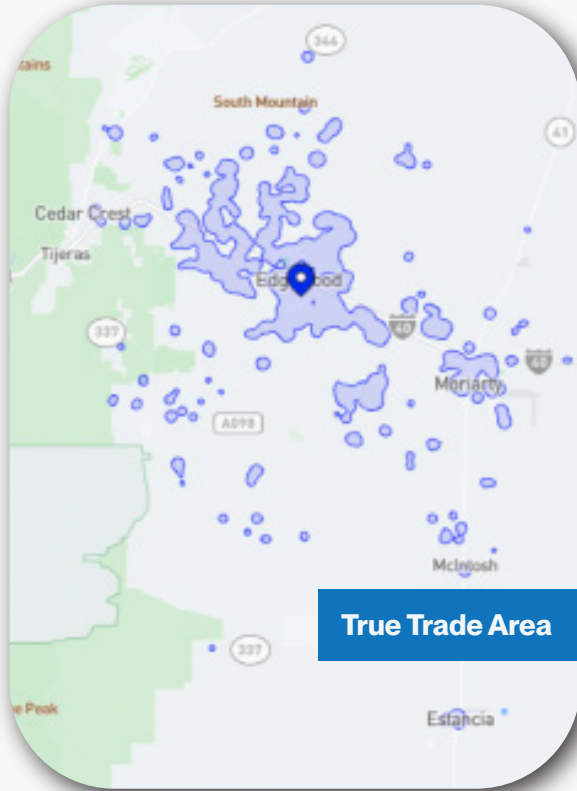
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Market Overview



Average Household Income

86K

2024
Estimated
Households

5 Mile Radius
4,458

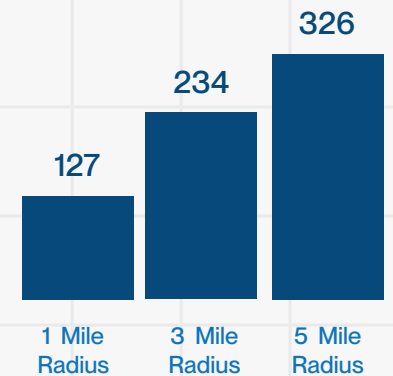
3 Mile Radius
2,763

1 Mile Radius
464

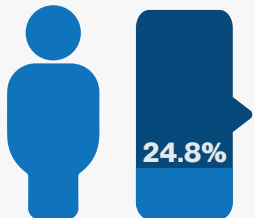
2024 Estimated
Total Employees



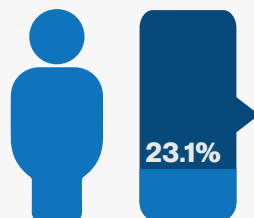
2024 Estimated
Total Businesses



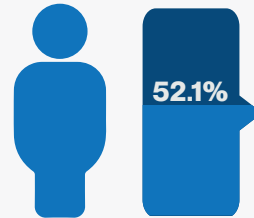
Age



18 - 37
(millennials)



38 - 51
(gen x)



52+
(baby boomers)



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