

**DEVELOPMENT
READY
QSR OR
FREESTANDING
BUILDING SITE**

SEC I-25 & MCLEOD RD
4930 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109

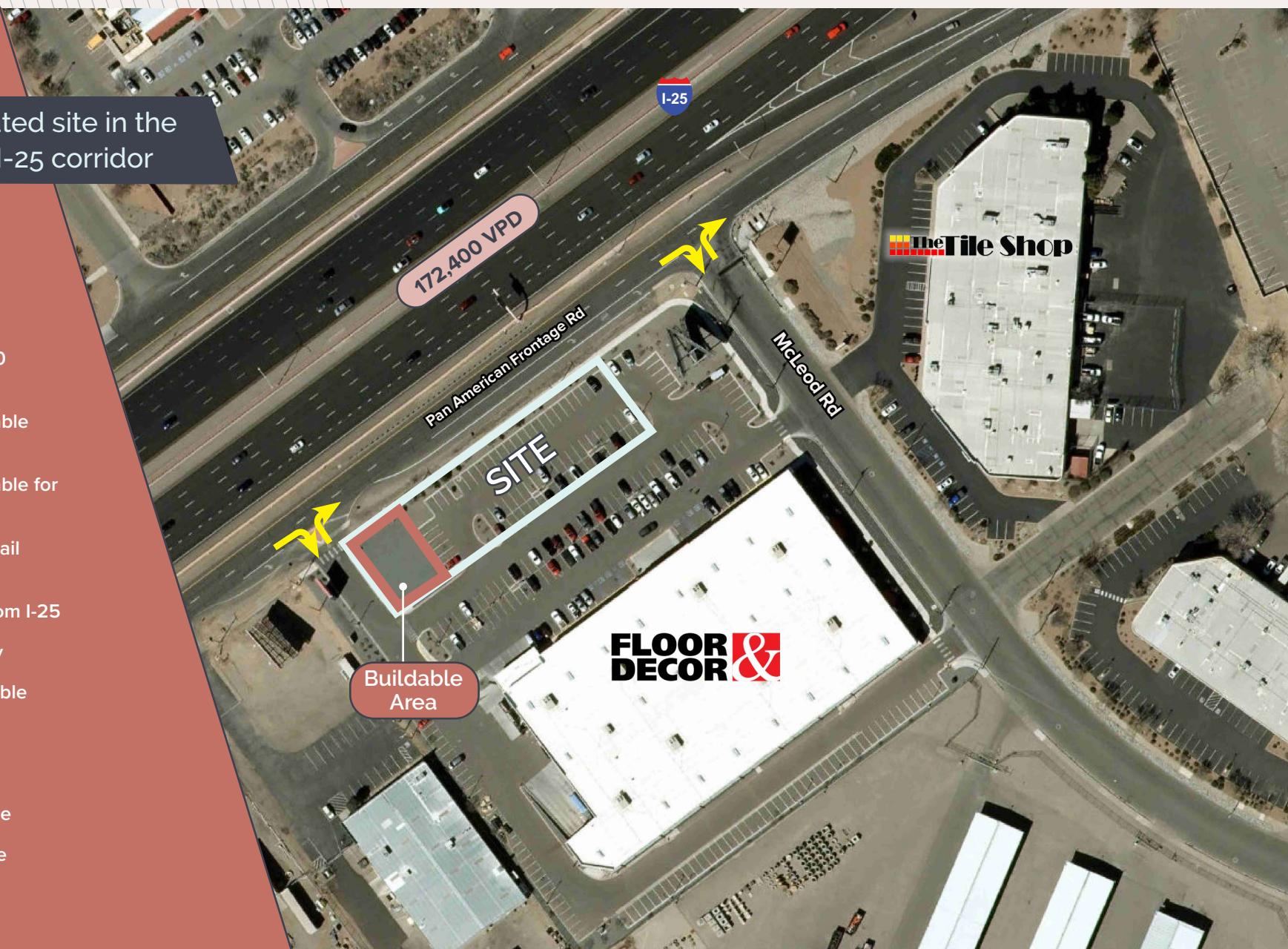


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Prominently located site in the very busy North I-25 corridor

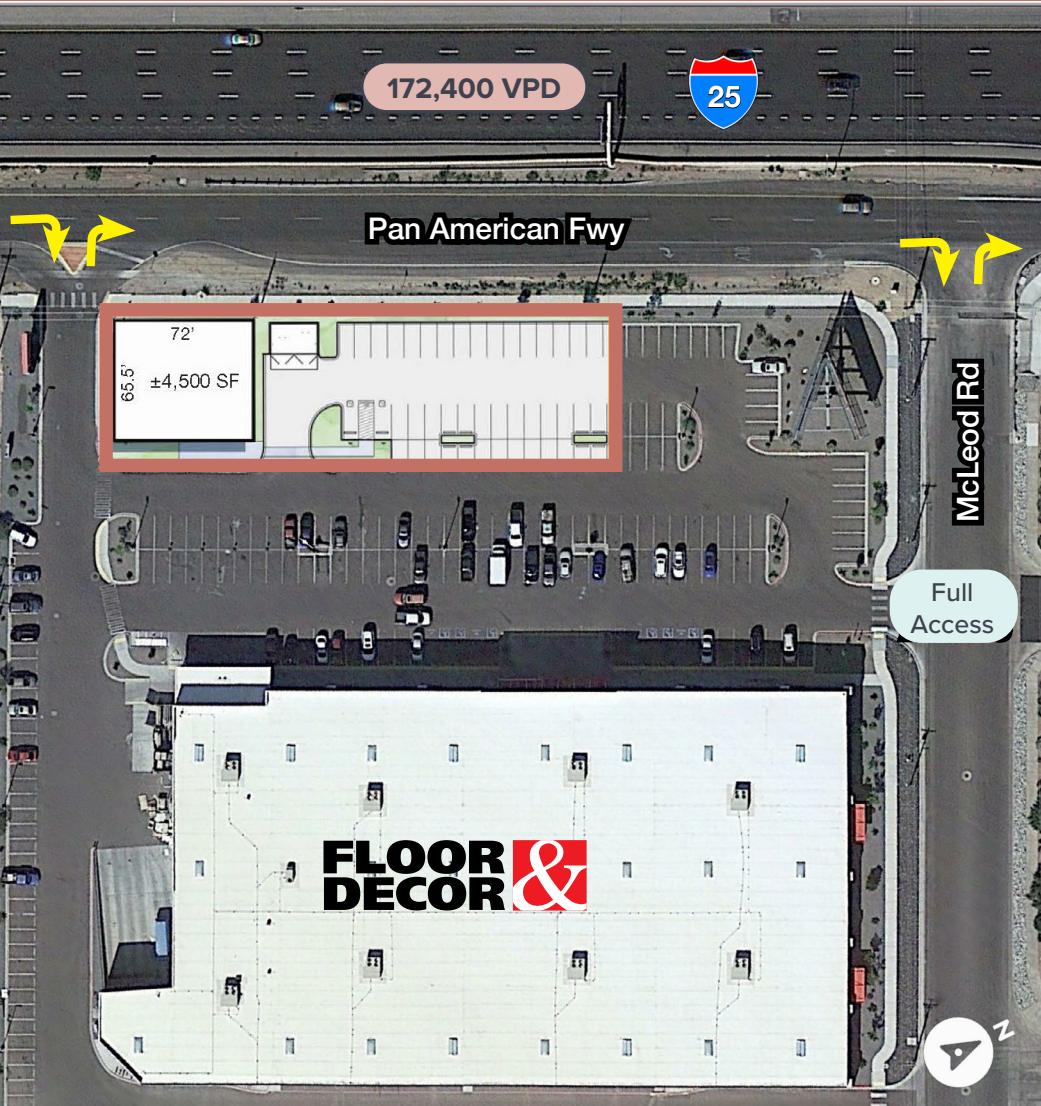
Property Highlights

- Sale Price: \$500,000
- Up to 4,500 SF of buildable area available
- Up to 2,400 SF of buildable area available for a restaurant
- Strong office and retail corridor
- Excellent visibility from I-25
- 172,400 cars per day
- Pylon signage available
- Ample parking
- Zoning: NR-LM
- Utilities are at the site
- Parking lot is in place

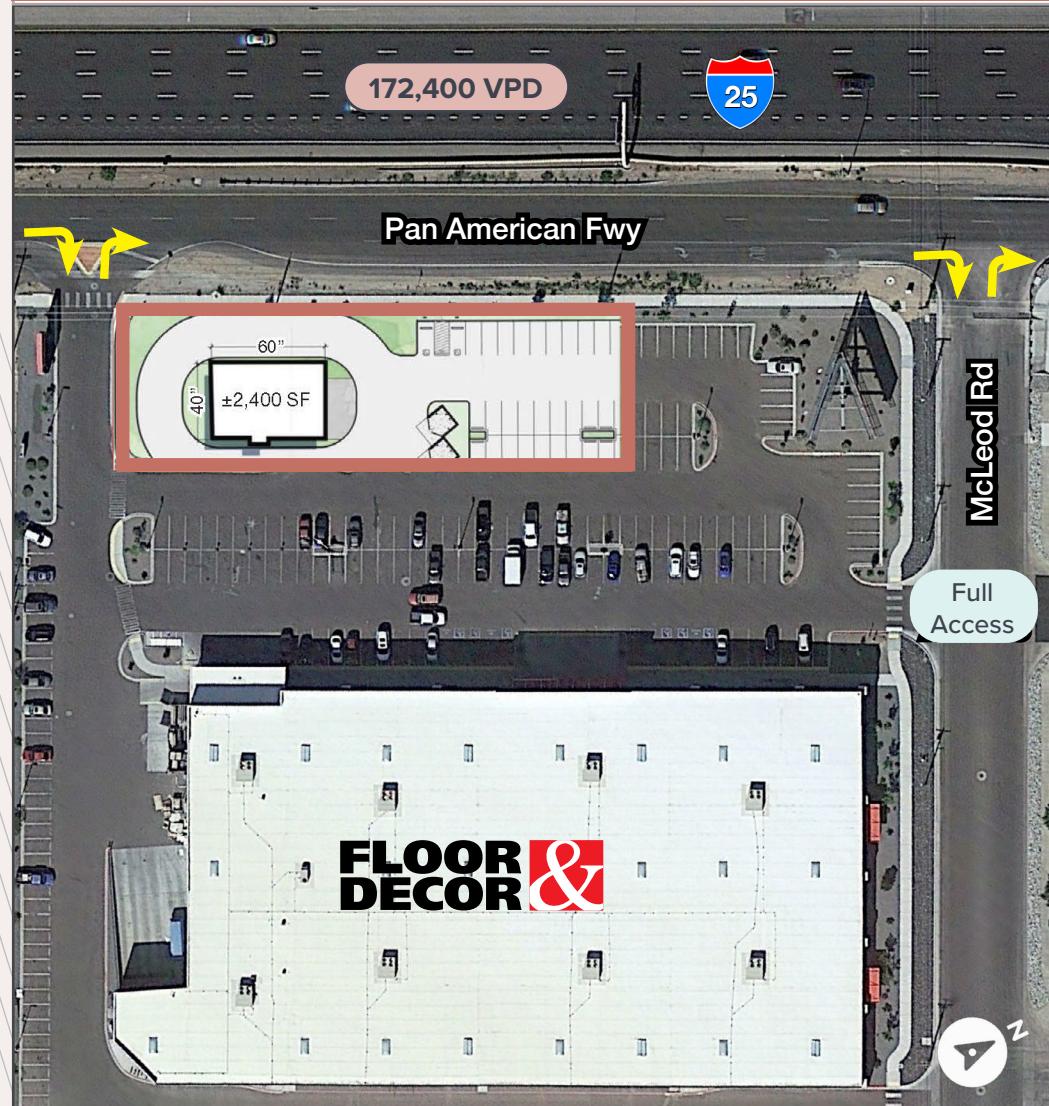


FOR SALE OR DEVELOPMENT

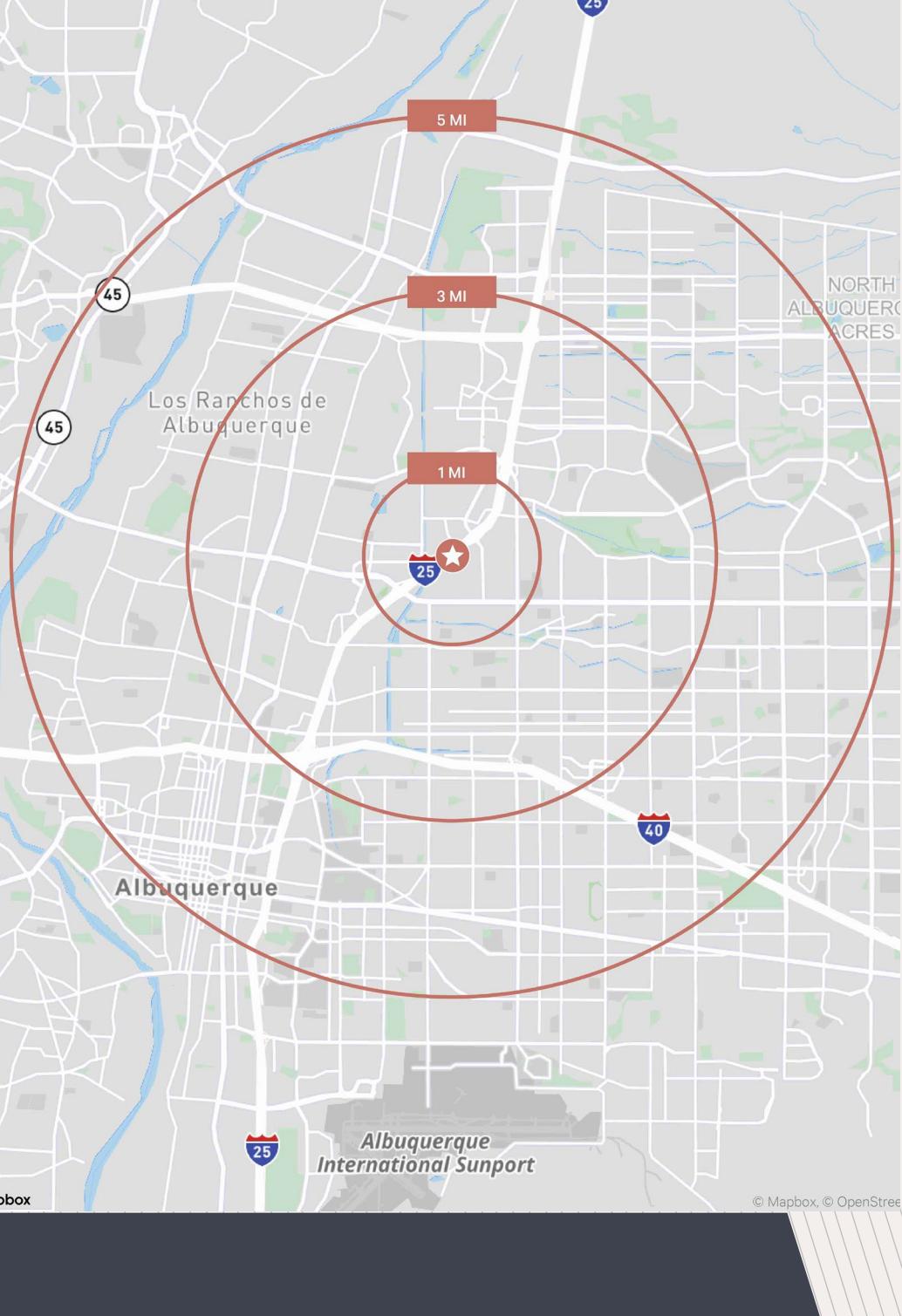
FREE-STANDING CONCEPT



DRIVE-THRU CONCEPT



4930 PAN AMERICAN FWY NE, ALBUQUERQUE, NM 87109



AREA DEMOGRAPHICS

2024 Demographics

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	9,393	89,518	260,322
2029 Population - Five Year Projection	9,024	87,787	257,429
2024-2029 Annual Population Growth Rate	-0.80%	-0.39%	-0.22%
2024 Median Age	32.50	40.80	41.20

Households
2024 Households - Current Year Estimate
2029 Households - Five Year Projection
2024 Average Household Size

Household Income
2024 Average Household Income
2029 Average Household Income

Daytime Population
2024 Employees



\$92,861

Average Household Income
within 5 Mile Radius



260,322

Total Population
within 5 Mile Radius



214,830

Daytime Employees
within 5 Mile Radius



120,838

Households
within 5 Mile Radius



For more Information, Contact:

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