

DEVELOPMENT READY QSR OR FREESTANDING BUILDING SITE

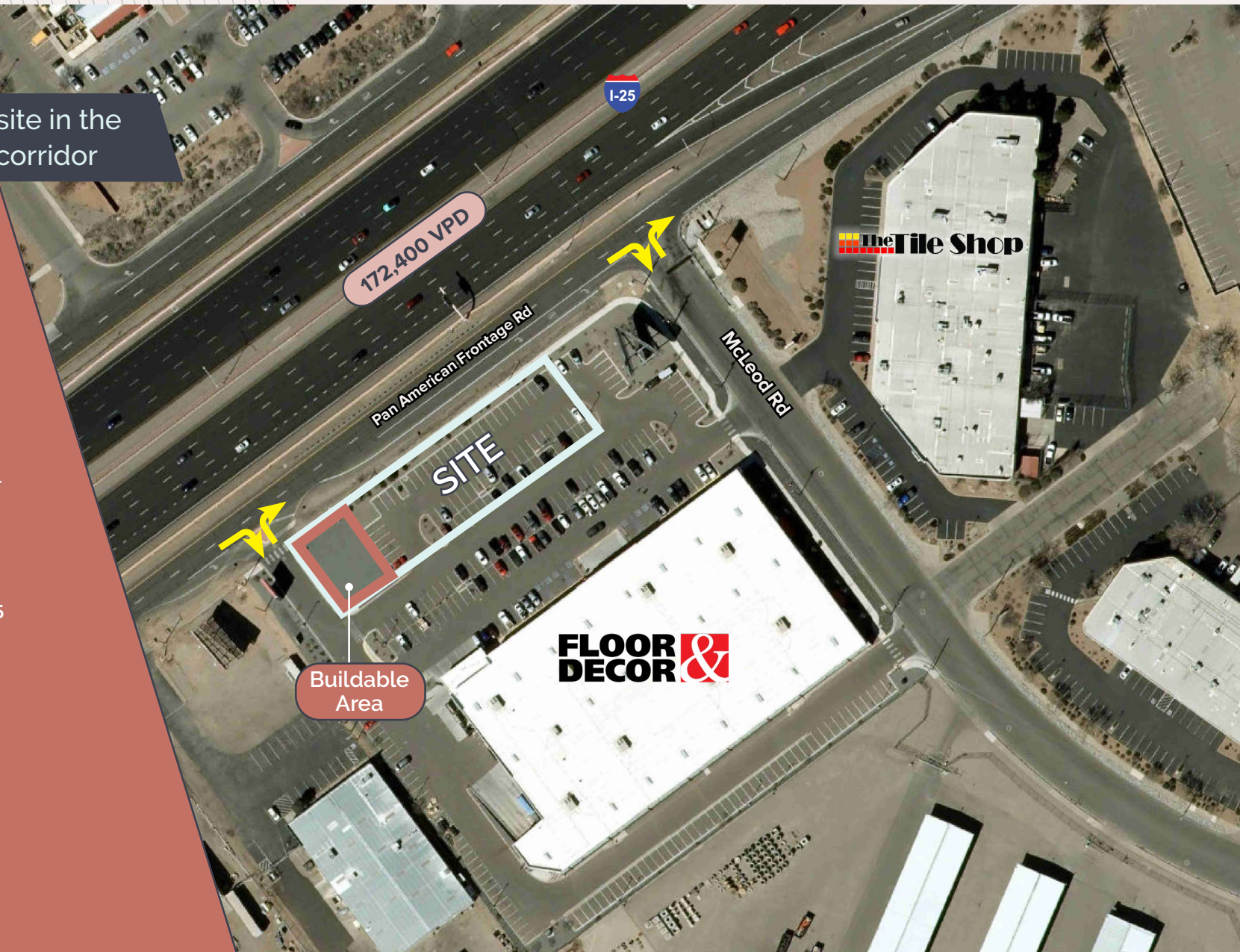
SEC I-25 & MCLEOD RD
4930 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109



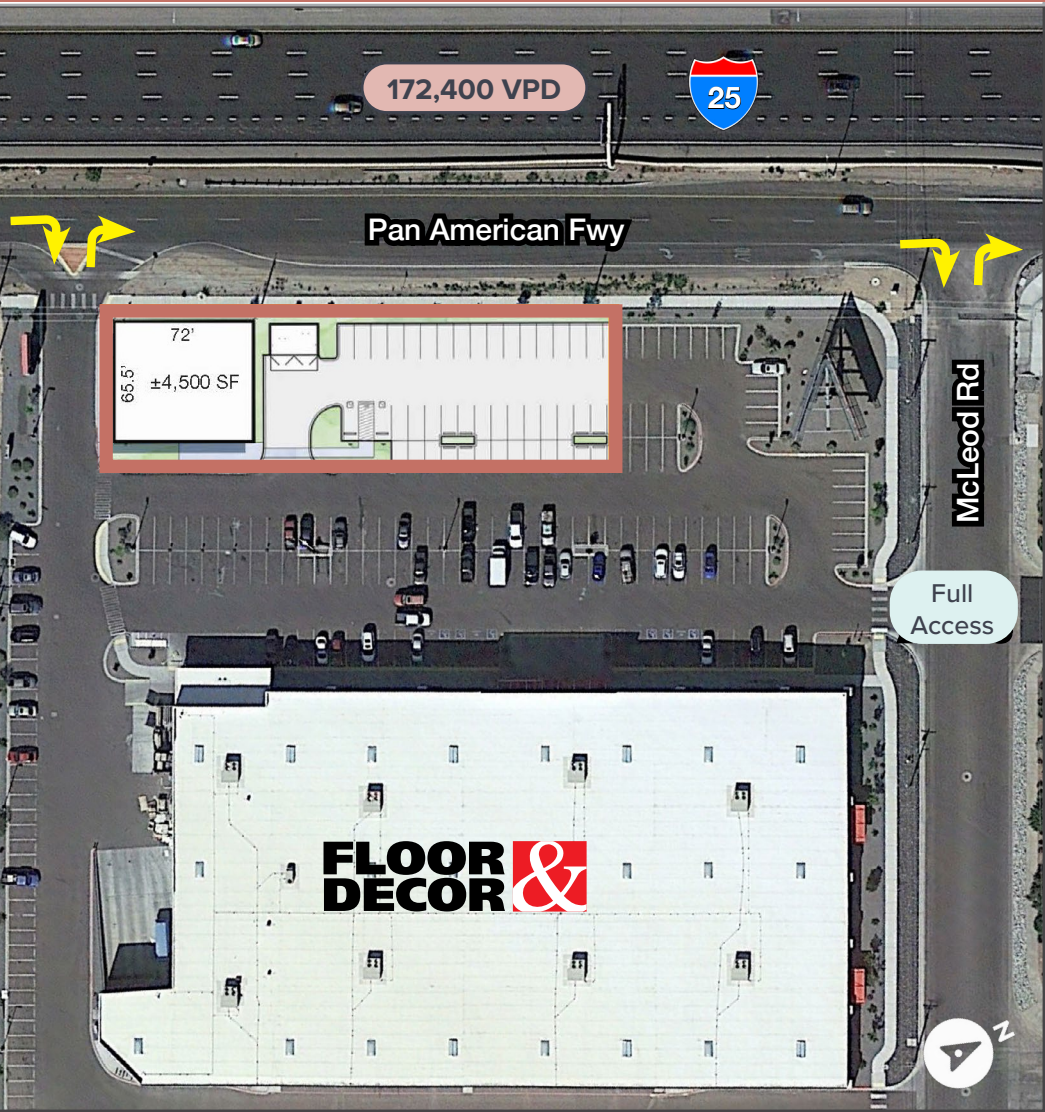
Prominently located site in the very busy North I-25 corridor

Property Highlights

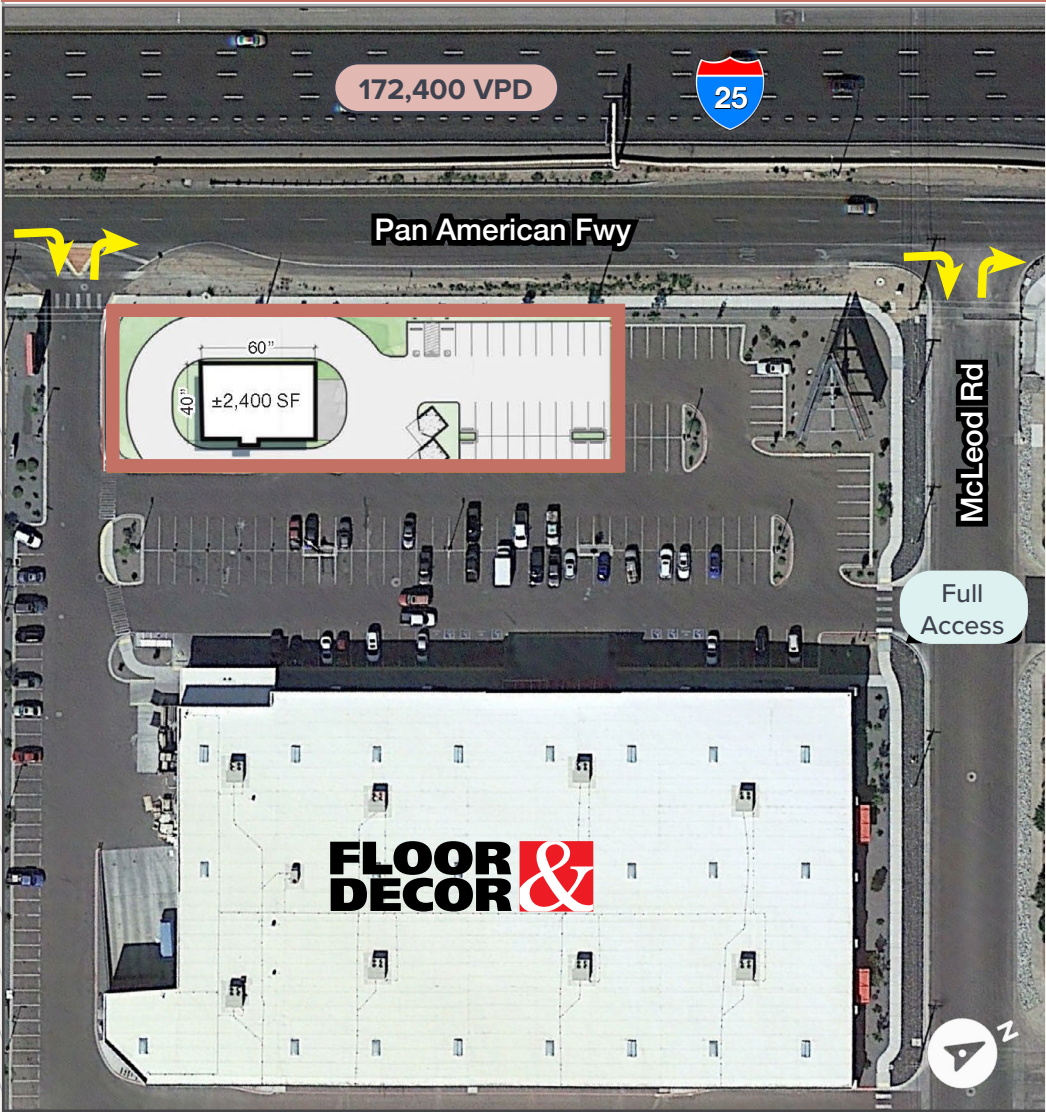
- Sale Price: \$500,000
- Up to 4,500 SF of buildable area available
- Up to 2,400 SF of buildable area available for a restaurant
- Strong office and retail corridor
- Excellent visibility from I-25
- 172,400 cars per day
- Pylon signage available
- Ample parking
- Zoning: NR-LM
- Utilities are at the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

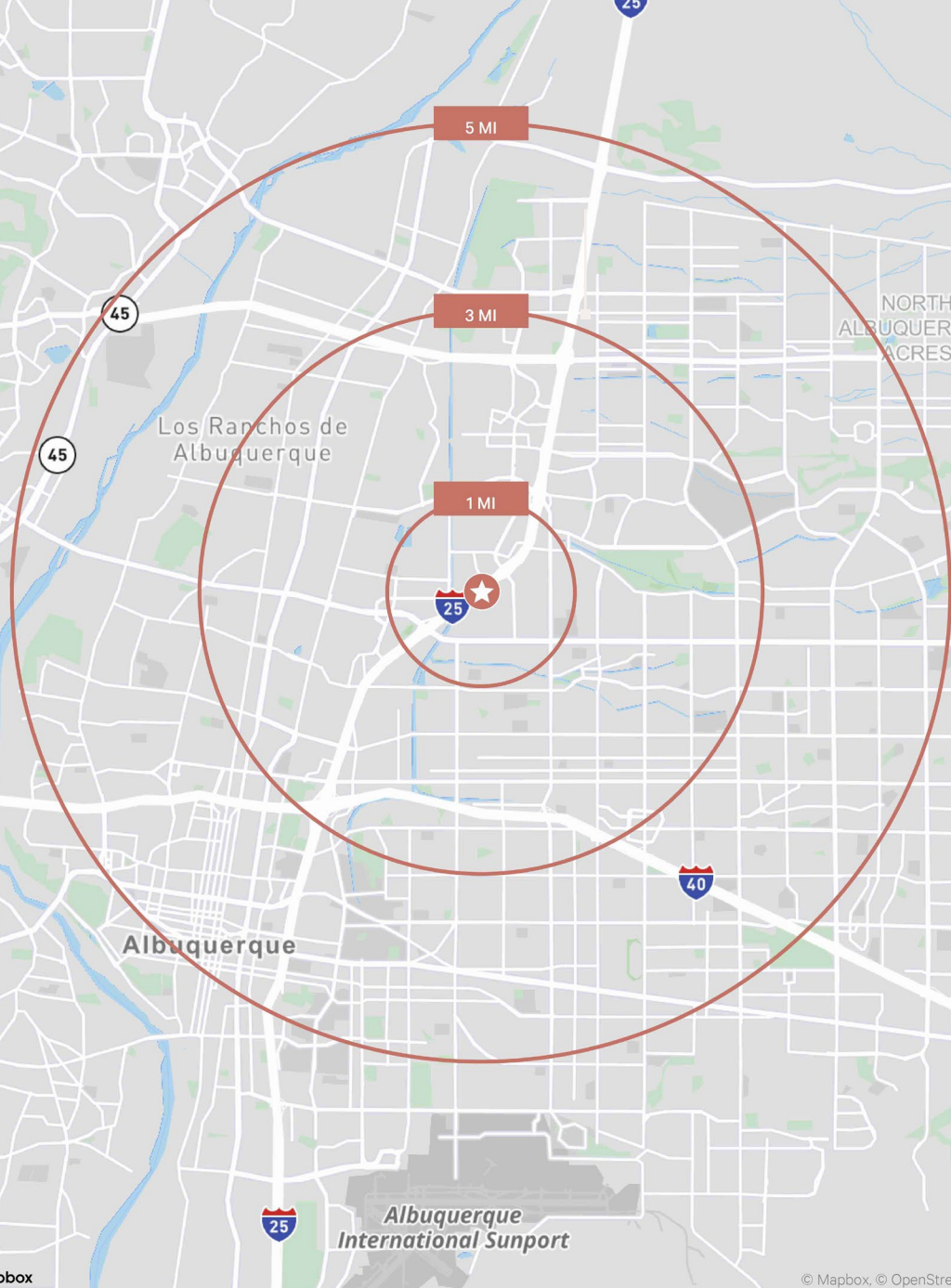


FREE-STANDING CONCEPT



DRIVE-THRU CONCEPT





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	4,417	42,059	120,838
2029 Households - Five Year Projection	4,358	42,293	122,288
2024 Average Household Size	2.11	2.11	2.10
Household Income			
2024 Average Household Income	\$59,543	\$83,924	\$92,861
2029 Average Household Income	\$67,770	\$95,347	\$106,222
Daytime Population			
2024 Employees	16,053	99,972	214,830



\$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 SALE OR DEVELOPMENT

4930 PAN AMERICAN FWY NE, ALBUQUERQUE, NM 87109

For more Information, Contact:

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