

Available ±1,200 SF

Available ±1,750 SF



LEASE
**Main Place
Shopping Center**

2601 N. MAIN STREET

Roswell, NM 88201

PRESENTED BY:

STEVE LYON, CCIM
Senior Advisor

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← **Pylon Sign**

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---------------------------|
| LEASE RATE: | \$13.00 SF /yr (NNN) |
| BUILDING SIZE: | 53,662 SF |
| AVAILABLE SF: | ±1,200 - ±1,750 SF |
| LOT SIZE: | 3.155 Acres |
| ZONING: | C-2, City of Roswell |
| MARKET: | Roswell |
| VIDEO: | View Here |

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PROPERTY OVERVIEW

Two retail shop spaces available: Suite C - 1,750± SF and Suite D - 1,200± SF

LOCATION OVERVIEW

Main Place Shopping Center is located at the northeast corner of N. Main and E. Country Club Road. The center is well positioned along Roswell's key retail, restaurant, and service business corridor for the trade area.

HIGH UP AERIAL



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MAIN PLACE SHOPPING CENTER | 2601 N. Main Street Roswell, NM 88201

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

CLOSE IN AERIAL



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Demographic and Income Comparison Profile

Main Place Shopping Center
 2601 N Main St, Roswell, New Mexico, 88201
 Rings: 5, 15, 25 mile radii

Prepared by Esri
 Latitude: 33.42522
 Longitude: -104.52199

| | 5 miles | 15 miles | 25 miles |
|--------------------------------------|----------|----------|----------|
| Census 2010 Summary | | | |
| Population | 49,023 | 59,820 | 64,326 |
| Households | 18,433 | 21,820 | 23,214 |
| Families | 12,580 | 15,207 | 16,290 |
| Average Household Size | 2.60 | 2.67 | 2.69 |
| Owner Occupied Housing Units | 12,620 | 15,040 | 16,048 |
| Renter Occupied Housing Units | 5,813 | 6,780 | 7,166 |
| Median Age | 35.6 | 34.8 | 34.7 |
| 2021 Summary | | | |
| Population | 48,446 | 59,204 | 63,825 |
| Households | 18,261 | 21,673 | 23,124 |
| Families | 12,106 | 14,694 | 15,794 |
| Average Household Size | 2.59 | 2.66 | 2.68 |
| Owner Occupied Housing Units | 12,751 | 15,251 | 16,322 |
| Renter Occupied Housing Units | 5,510 | 6,423 | 6,802 |
| Median Age | 36.6 | 35.9 | 35.8 |
| Median Household Income | \$42,943 | \$42,086 | \$41,847 |
| Average Household Income | \$60,196 | \$59,486 | \$59,207 |
| 2026 Summary | | | |
| Population | 48,252 | 58,937 | 63,556 |
| Households | 18,201 | 21,597 | 23,051 |
| Families | 11,960 | 14,517 | 15,612 |
| Average Household Size | 2.59 | 2.66 | 2.68 |
| Owner Occupied Housing Units | 12,690 | 15,191 | 16,270 |
| Renter Occupied Housing Units | 5,511 | 6,406 | 6,781 |
| Median Age | 37.4 | 36.7 | 36.6 |
| Median Household Income | \$46,845 | \$45,671 | \$45,366 |
| Average Household Income | \$67,302 | \$66,549 | \$66,225 |
| Trends: 2021-2026 Annual Rate | | | |
| Population | -0.08% | -0.09% | -0.08% |
| Households | -0.07% | -0.07% | -0.06% |
| Families | -0.24% | -0.24% | -0.23% |
| Owner Households | -0.10% | -0.08% | -0.06% |
| Median Household Income | 1.75% | 1.65% | 1.63% |

