

Available $\pm 1,200$ SF

Available $\pm 1,750$ SF



LEASE
**Main Place
Shopping Center**

2601 N. MAIN STREET

Roswell, NM 88201

PRESENTED BY:

STEVE LYON, CCIM
Senior Advisor

O: 505.256.7573 x1111

C: 505.934.9994

steve.lyon@svn.com

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

STEVE LYON, CCIM
Senior Advisor
O: 505.256.7573 x1111 | C: 505.934.9994
steve.lyon@svn.com

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



STEVE LYON, CCIM

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com

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

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 3

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



STEVE LYON, CCIM

Senior Advisor

O: 505.256.7573 x1111 | C: 505.934.9994

steve.lyon@svn.com

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

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

4

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.



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%

