For Sale

Commercial Land Across from Walmart

GREAT FOR RETAIL STRIP CENTER OR PADS

1 Church St. West | Edgewood, NM 87015

SWC NM State Rd. 344 & Church St. W



AVAILABLE
Land: ±3.0 Acres

SALE PRICE
$1,045,000

ZONING

- C-1

HIGHLIGHTS

- Hard corner at signalized intersection
- Shadow-anchored by Walmart Supercenter
- Adjacent to Denny's and Blake's Lotaburger
- Municipal wet utilities in the street
- Highest traffic counts in the Edgewood trade area

NAI SunVista] Got Space™

Randall Parish
randall@sunvista.com
505 338 4110

Keith Meyer, CCIM
keithmeyer@sunvista.com
505 715 3228

For Sale

COMMERCIAL LAND ACROSS FROM WALMART

1 Church St. West | Edgewood, NM 87015



NAI SunVista
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

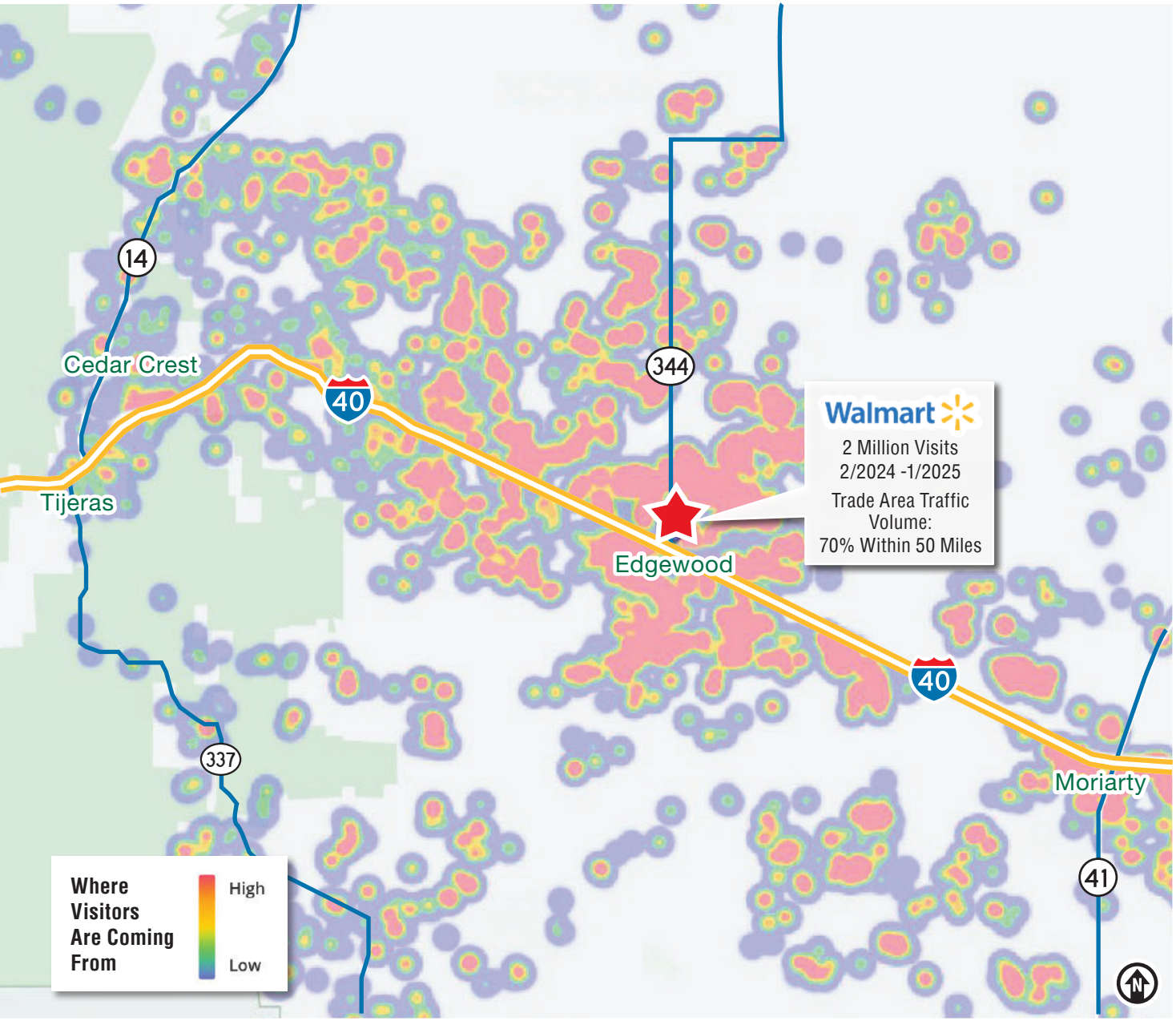
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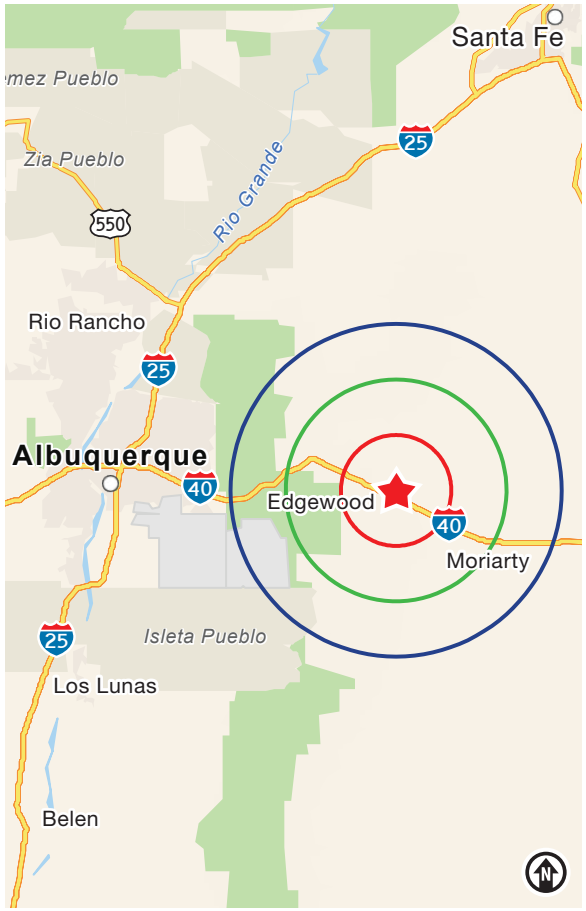
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LOCATION

Demographics	5 mile	10 mile	15 mile
Total Population	11,471	27,272	38,853
Average HH Income	$96,990	$101,723	$105,597
Daytime Employment	1,804	3,655	5,772

2024 Forecasted by Esri



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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