



FOR LEASE

AVAILABLE SPACE  
1,455-3,307 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

Sergio Tinajero  
Sergio@REPcre.com  
915.886.8608

Jorge Nieves  
JNieves@REPcre.com  
915.790.9757

PROPERTY HIGHLIGHTS

Great location on montwood and firehouse dr. just one block east of el paso's busiest intersection in an area that is surrounded by a large mix of National, Regional and local businesses like super target, best Buy, walmart, burlington, sprouts, the home depot, Hobby lobby, starbucks, mcdonald's, chick, fil' a, Chipotle, i-hop, raising cane's and many more to mention. Additionally this building sits across montwood High school and behind helen ball elementary.

Two Spaces available to include an end cap and drive thru Capability with plenty of parking. This property is sits in a Very dense residential area with strong demographics and traffic counts.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



138,227  
POPULATION  
3-MILE RADIUS



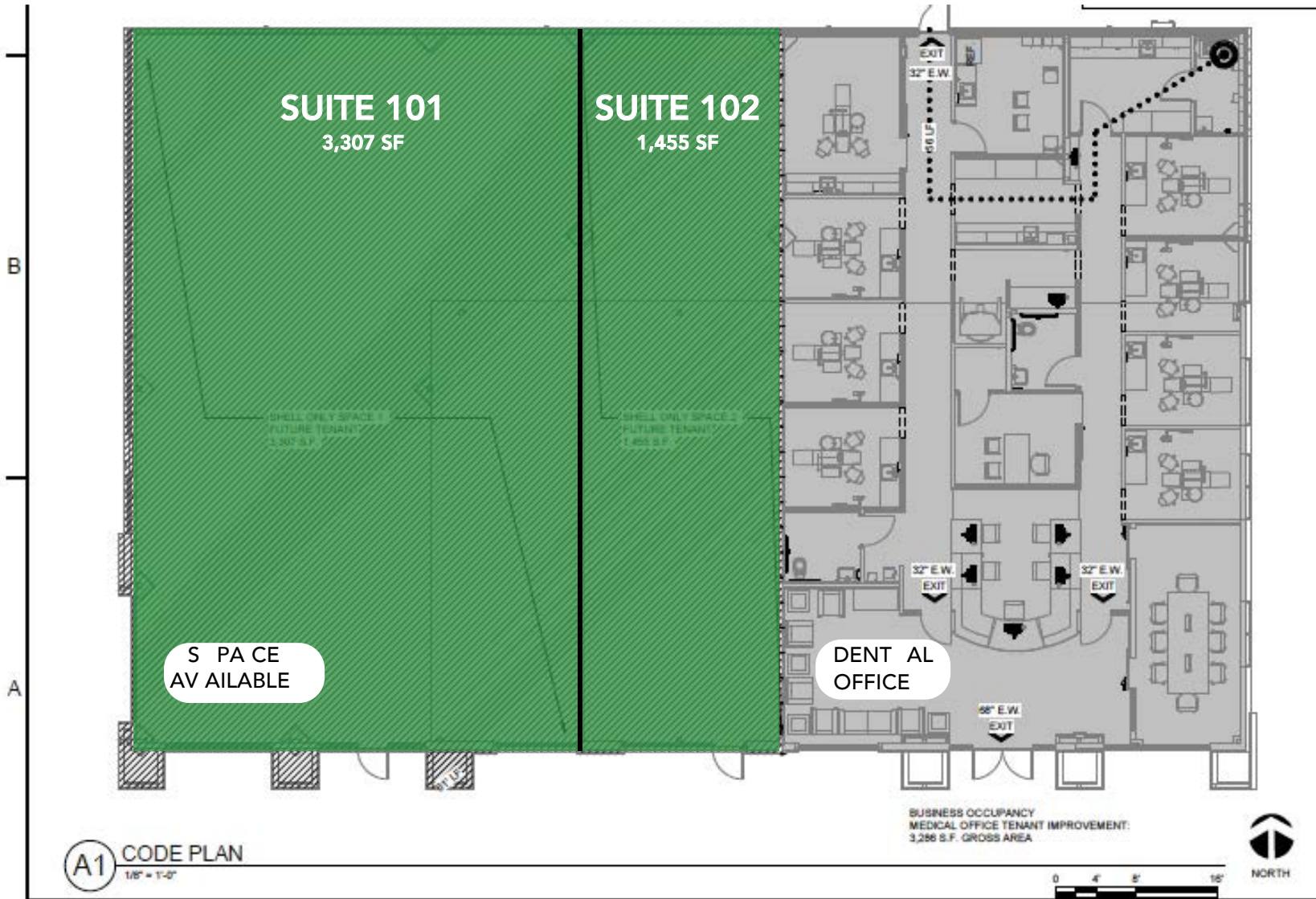
\$60,923  
AVG HH INCOME  
3-MILE RADIUS



139,835  
2027 POPULATION  
3-MILE RADIUS



TRAFFIC COUNTS  
MONTWOOD DR: 26,944 VPD  
FIREHOUSE DR: 3,723 VPD  
(TDT)





SUITE SIZE	LEASE RATE	LEASE TYPE
SPACE 1: 3,307 SF	ASK LISTING AGENT	NNN
SPACE 2: 1,455 SF	ASK LISTING AGENT	NNN

Google Earth





