

# RETAIL PAD for SALE

## NORTH VALLEY MX-M CORNER

*2601 2<sup>nd</sup> Street NW Albuquerque, NM 87107*





- 40,855 SF+/- Hard Corner Pad Site @ Prime Intersection in North Valley
- Property Consists of Former 1,316 SF C-Store & 1,142 SF Car Wash Structure
- Site Has Multiple Access Points Along Double Going-To-Work Side
- Heavy Traveled Arteries: 18,300 CPD (2<sup>nd</sup> Street) & 21,300 CPD (Menaul)
- Site Presents Excellent Opportunity for Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Bank, Fast Food, Mobile Phone)
- Nearby Retail Activity Generators Include 4<sup>th</sup> & Menaul Retail Center, Whataburger and Dunn & Edwards Paints
- Removal of Gas Infrastructure Completed with Environmental Clearance
- Priced @ \$1.25 Million

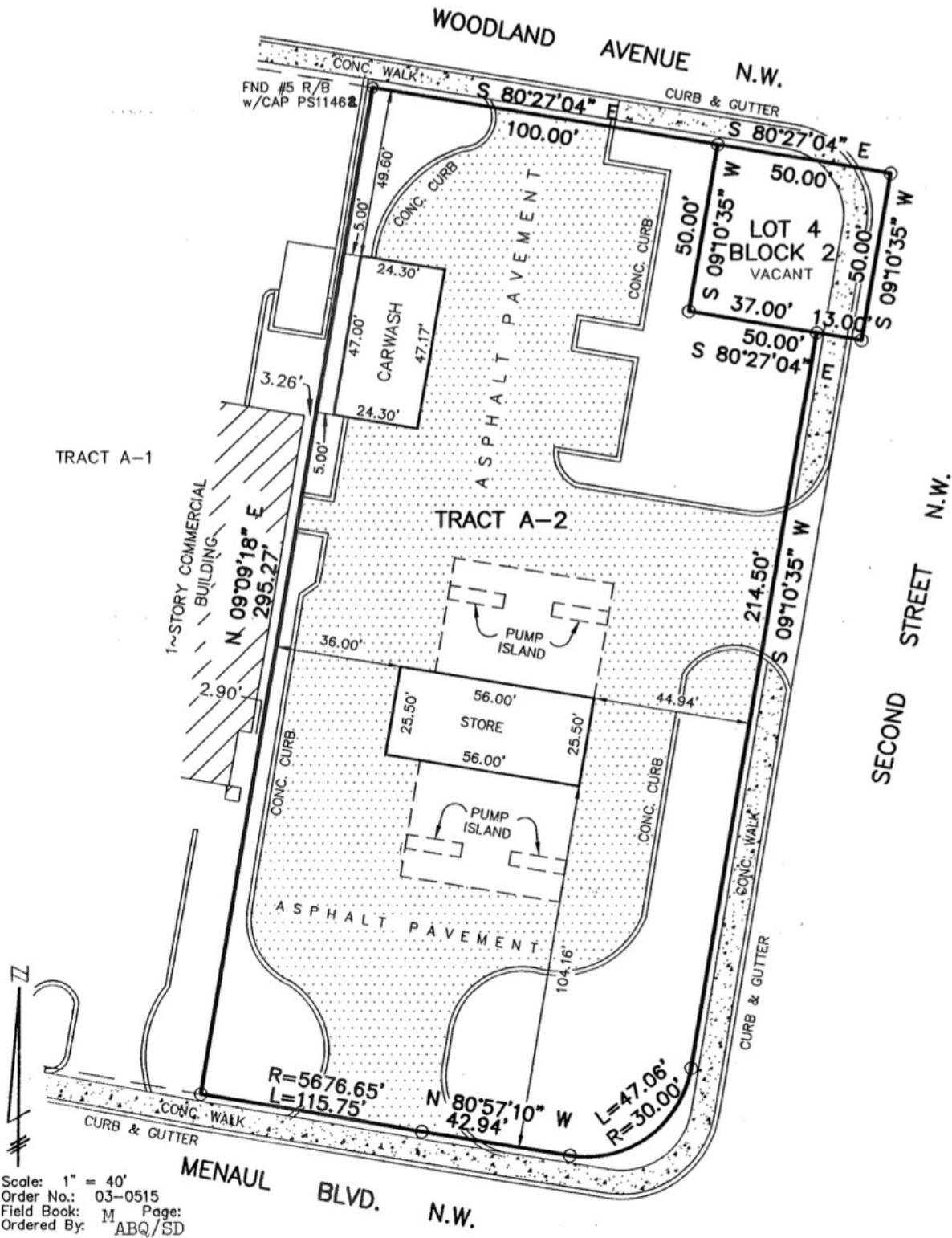
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## **SURVEY**



# PLACER AI STATS / DEMOGRAPHICS

## WHATABURGER: 200 MENAUL BLVD NW



### VISITOR HEAT MAP

