



WOODCREST
CAPITAL, LLC

Liberty Square

1945 US Route 66 | Edgewood NM

(817) 927-0050

Restaurant
Retail
Office
Medical

FOR SALE
\$299,000



- 7,304 SF Center
- 1.014 acres
- Santa Fe County, New Mexico
- Located directly on Historic Route 66

Type	PSF
NNN's	\$ 1.22
Lease Rates	Call for Rates

Traffic Counts	
I-40	20,055 VPD
US Route 66	6,577 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	4,770	4,770	12,324	189,843
Households	1,862	1,862	4,733	74,753
Average HH Income	\$76,481	\$76,481	\$73,449	\$84,307

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen within a 1000ft radius from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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LIBERTY SQUARE | Edgewood, New Mexico

