



North Hills
1,300+ rooftops

Sierra Norte
230+ rooftops

DOLLAR GENERAL

Site
+ 3.95 Acres

Cherry Rd NE

Unser Blvd NE

21,900 VPD

Pine Rd NE

For Sale

SWC Cherry Rd NE & Unser Blvd NE
Rio Rancho, NM 87144

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Property Profile

Details

Sale Price	\$1,720,620
Price per SF	\$10.00 PSF
Lot Size	± 3.95 AC (demisable)
Submarket	Rio Rancho
Zoning	C1

Features

- 3.95 acres for sale in Rio Rancho
- Great visibility at the signalized intersection of Unser Blvd SE and Cherry Rd in Rio Rancho
- Strong traffic count with 21,900 Vehicles Per Day
- Ideal for fast food, gas station, financial institution, or medical office

Area Tenants

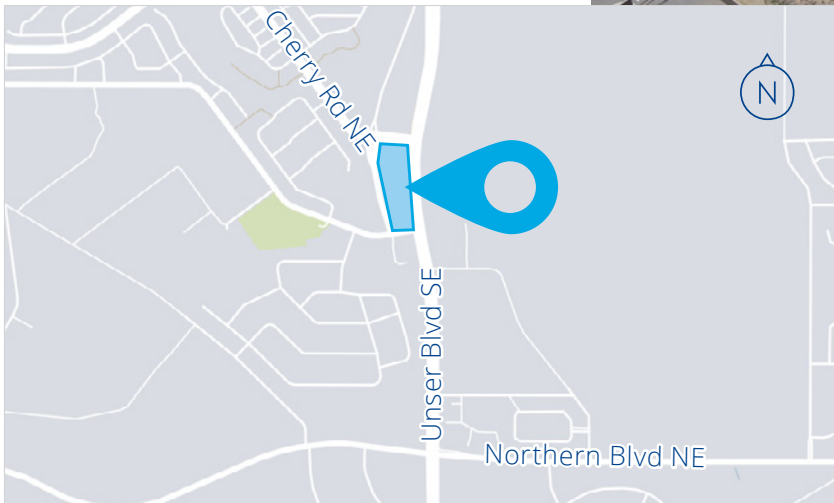
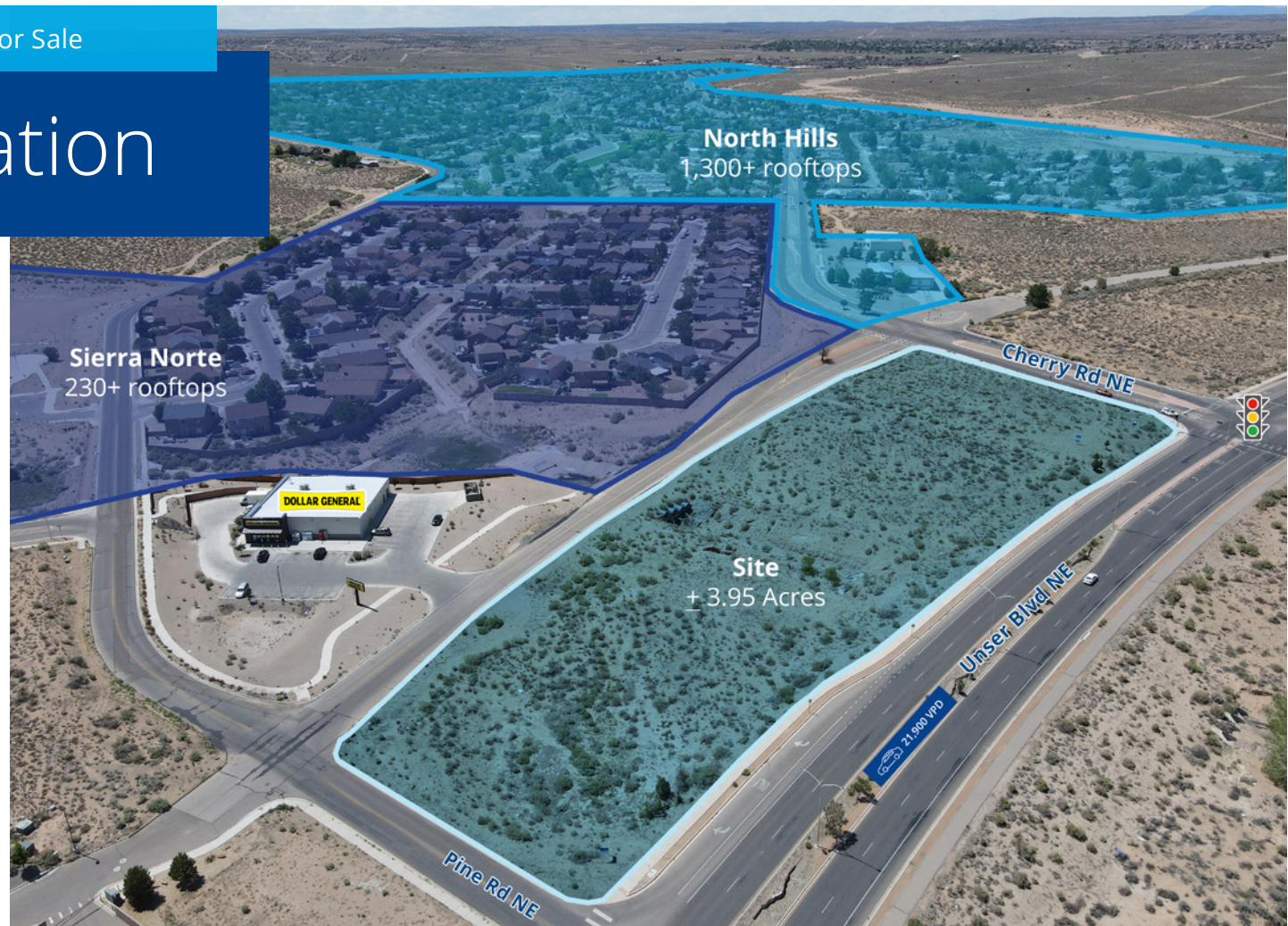








SWC Cherry Rd & Unser Blvd | For Sale

Perfect Location

Located at the signalized intersection of Cherry Rd NE (8,100 VPD) and Unser Blvd NE (21,900 VPD).

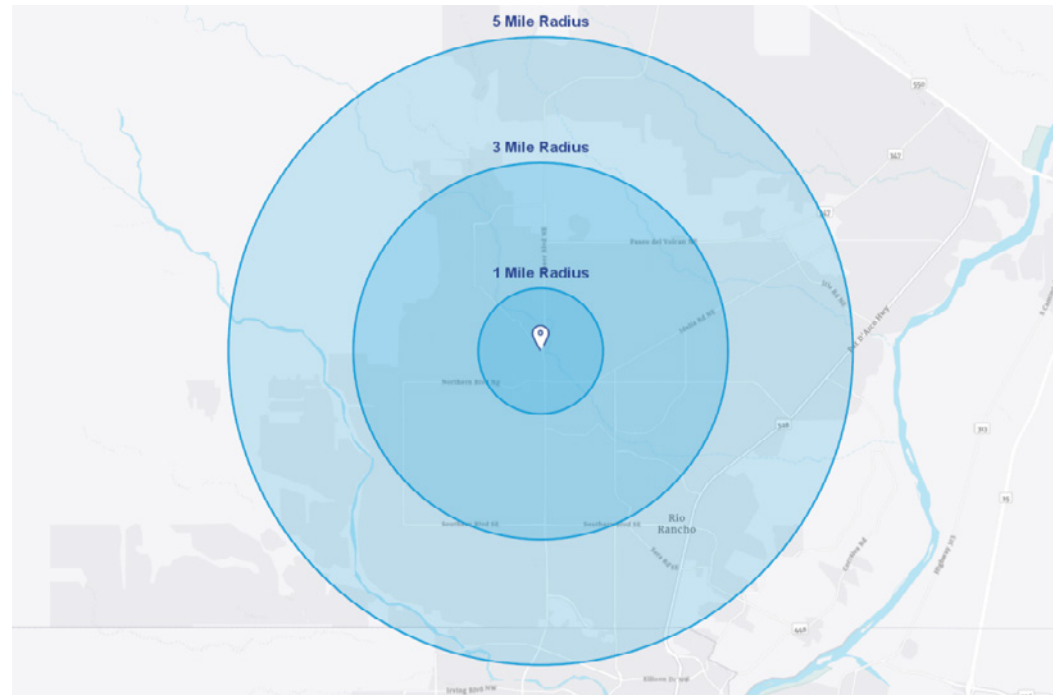
± 3.95 Acres Available



 Bike Score 21	 Walk Score™ 16	 3.95 Acres
 <30 minutes from I-40	 <25 minutes from I-25	 Sunport Airport 40 min. Drive

Demographics*

* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	5,011	46,957	99,151
Households	1,813	17,238	37,101
Median Age	34.9	37.1	37.6
Average HH Income	\$75,527	\$81,413	\$88,600
Per Capita Income	\$33,569	\$35,087	\$37,847
Daytime Population	3,324	38,241	87,046
College Education	38.2%	42.0%	45%

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