

**Former Denny's Restaurant  
Pad to Walmart  
Edgewood, New Mexico  
\$1,699,999**



Brian Brockman – Broker

License #: 20241

Bang Realty-New Mexico Inc

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## For Sale / Former Denny's

60 State Road 344, Edgewood, NM 87015

**\$1,699,999**

### Owner User, Development Opportunity

Available 4,701 Square Foot Former Denny's Restaurant Built in 2015. Pad Site for Walmart Located on Hard Corner of Church Street and State Road with Traffic Counts of 23,226 VPD. Large 1.14 Acre Parcel, Located on Freeway off/on Ramp I-40 23,226 VPD.

Site has ATM lease through June 30, 2025 producing annual rent of \$3,018.00.

## INVESTMENT HIGHLIGHTS

- 4,701 Square Foot Former Denny's Freeway on/off Ramp—Pad to Walmart.
- Traffic Counts 23,226 VPD
- ATM Lease in Place
- New Build (2015) 1.14 Acre Parcel
- Average 3-Mile Income \$80,089
- 10,838 Population 5 mile
- Surrounding National Tenants Walmart, O'Reilly, Dairy Queen, Walgreens, McDonald's
- Hard Corner Location
- Main Retail Trade Area for Community



**60 State Road 344, Edgewood, NM 87015**

**MARKET:** Santa Fe, NM

**PRICE:** \$1,699,999

**CAP RATE:** Owner User

**BUILDING AREA:** 4,701 SF

**LAND AREA:** 49,867 SF (1.14 Acres)

**ACCESS:** Easy access from State Rd. & I-40 /  
23,226 CPD (I-40)

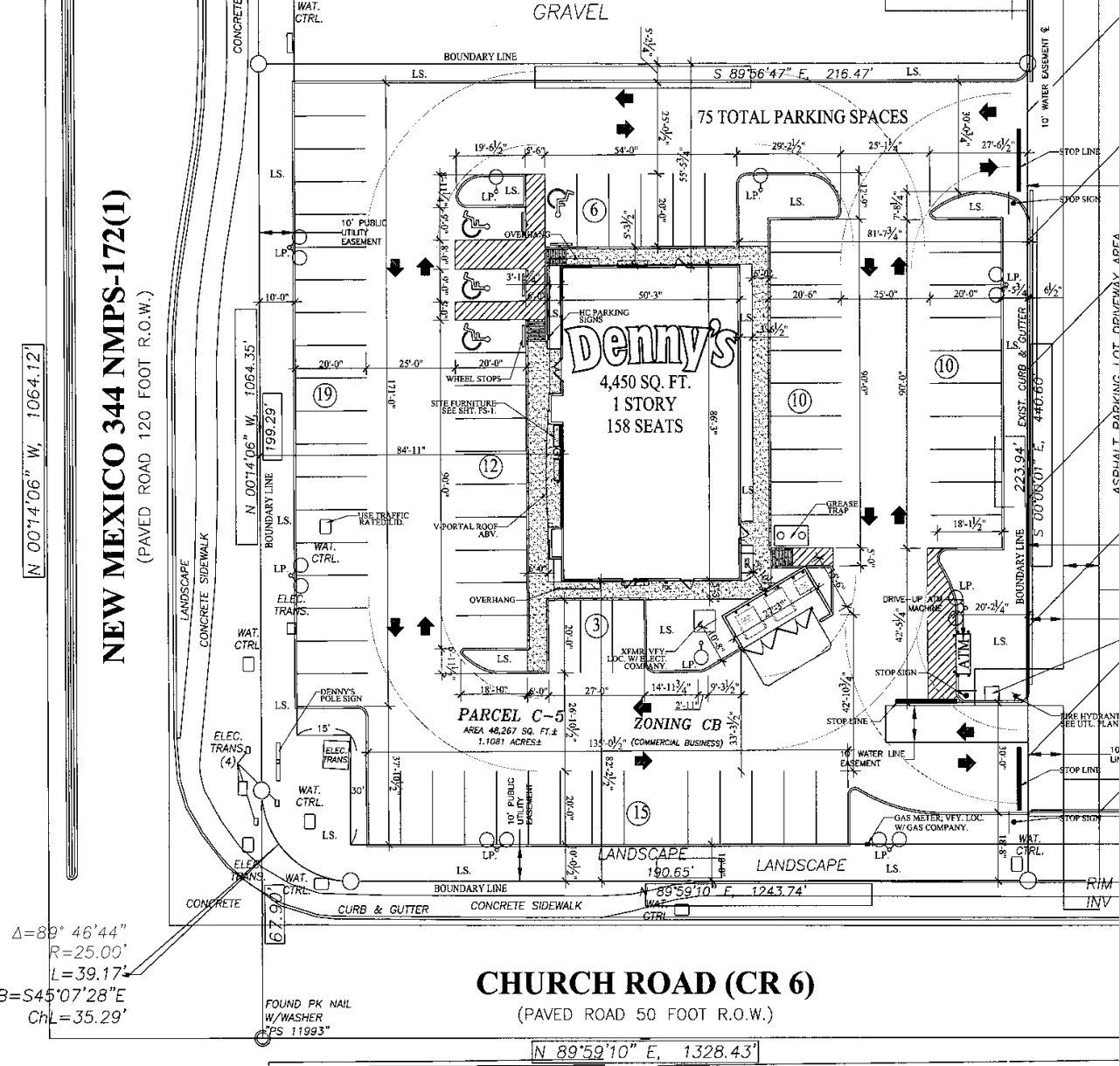
**PARCEL:** 099304369

**YEAR BUILT:** 2015 Construction



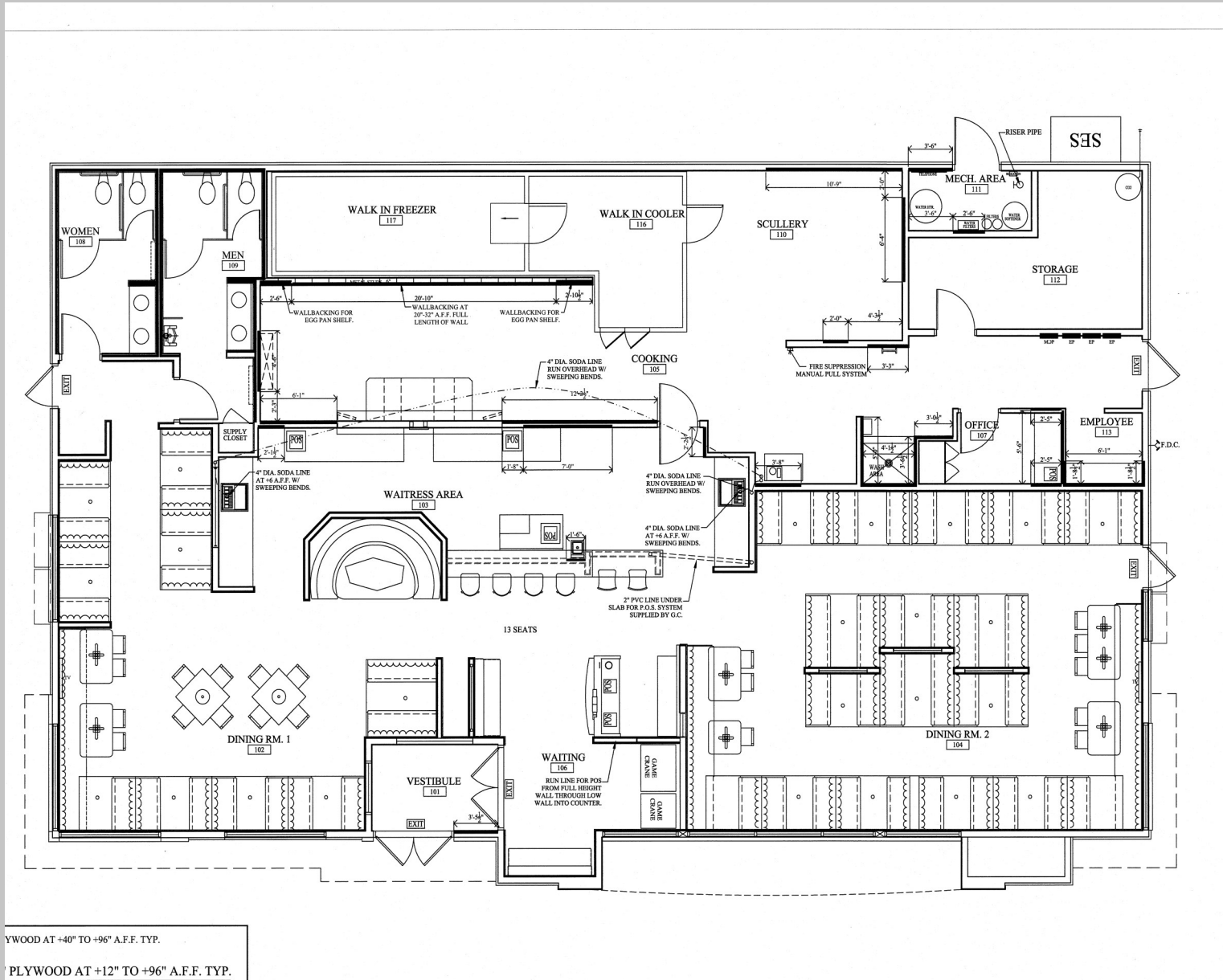
# 60 State Road Edgewood New Mexico

4,701 square foot formers Denny's Restaurant on 1.14 acres parcel in front of Walmart



# 60 State Road Edgewood New Mexico

4,701 Square Foot Former Denny's Restaurant on 1.14 Acre Parcel in Front of Walmart





**Excellent Location - Busy Signalized Intersection on State Road 344**

**Primary Hard Corner PAD to Walmart Supercenter - Excellent Street Visibility**

**Strategically Located Right Off I-40 Freeway - Regional Draw Traffic Draw**



<b>HOUSEHOLDS</b>	1-MILE	3-MILE	5-MILE
Estimated Households	336	2,760	4,223
<b>POPULATION</b>	1-MILE	3-MILE	5-MILE
Estimated Population	1,330	6,680	10,838
10 Mile :	26,078		
<b>INCOME</b>	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$76,285	\$80,089	\$92,988



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RAKS BUILDING SUPPLY

Ford

the PIZZA BARN

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Smith's FOOD & DRUG STORES

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O'Reilly AUTO PARTS  
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AutoZone

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TRACTOR SUPPLY CO

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6D CHURCH ST E

344

13,016 VPD

344

20,323 VPD

EXIT 187

40

EXIT 187

333

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