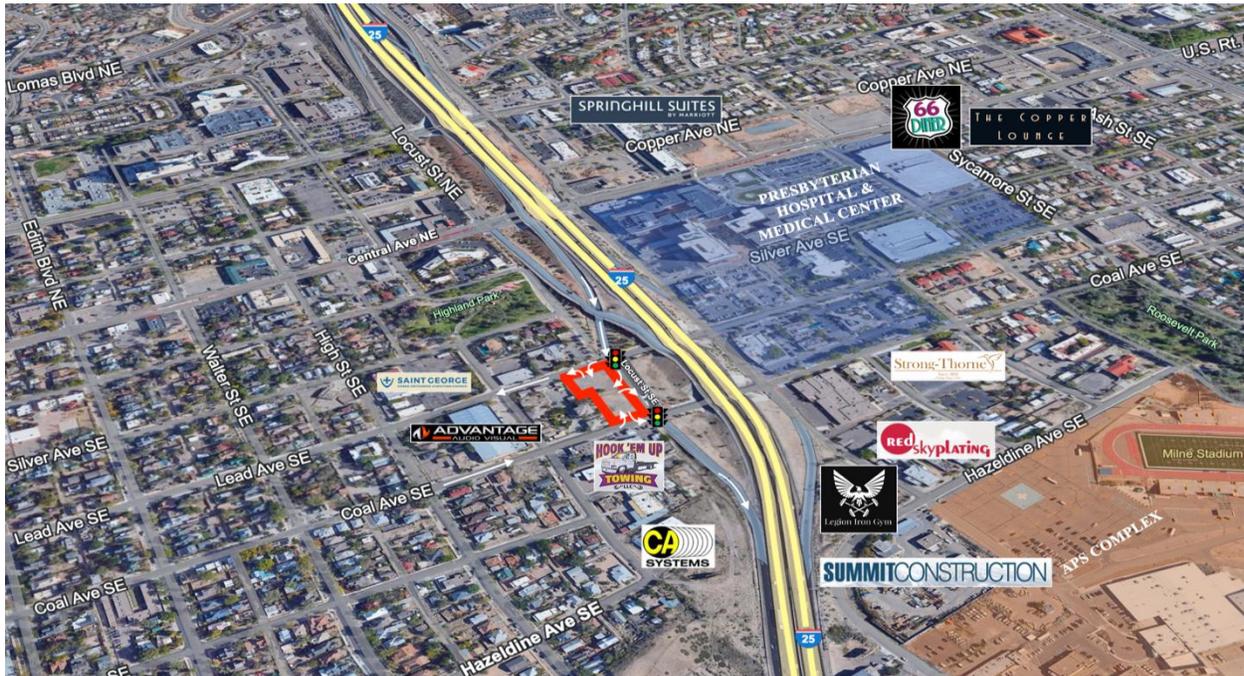


# HIGH PROFILE I-25 PAD SITE

## INTERSTATE 25 & LEAD/COAL EXIT

### FRONTAGE ALONG 3 STREETS w/ 2 SIGNAL LIGHTS





- High Profile Commercial Tract Entailing Over 35,000 SF (0.8043 AC)
- Tremendous Traffic Counts with Over 151,000 Cars/Day Along I-25
- Easy I-25 Access via West Frontage Road (aka Locust Street)
- Close to 200' of Locust Frontage & 140' of Lead Frontage with Close to 100' of Coal Frontage
- MX-L Zoning, Which Allows for a Variety of Uses Including Retail, QSR, Medical Office, Office, Institutional, Mixed Use or Multi-Family
- Site Lies in Close Proximity to ABQ's Main Hospital Hub, East Downtown, ABQ Innovate, UNM & CNM Main Campuses in the Long Established Huning Highland Residential Neighborhood
- HUB Zoned Designation & Qualified Census Tract (QCT)
- No Further Action (NFA) Letter Coming from NM Environmental Dept
- FOR SALE @ \$850K
- Ground Lease or BTS Also Considered for Qualified Parties

**Contact:**

**Mark or Mariah Edwards**

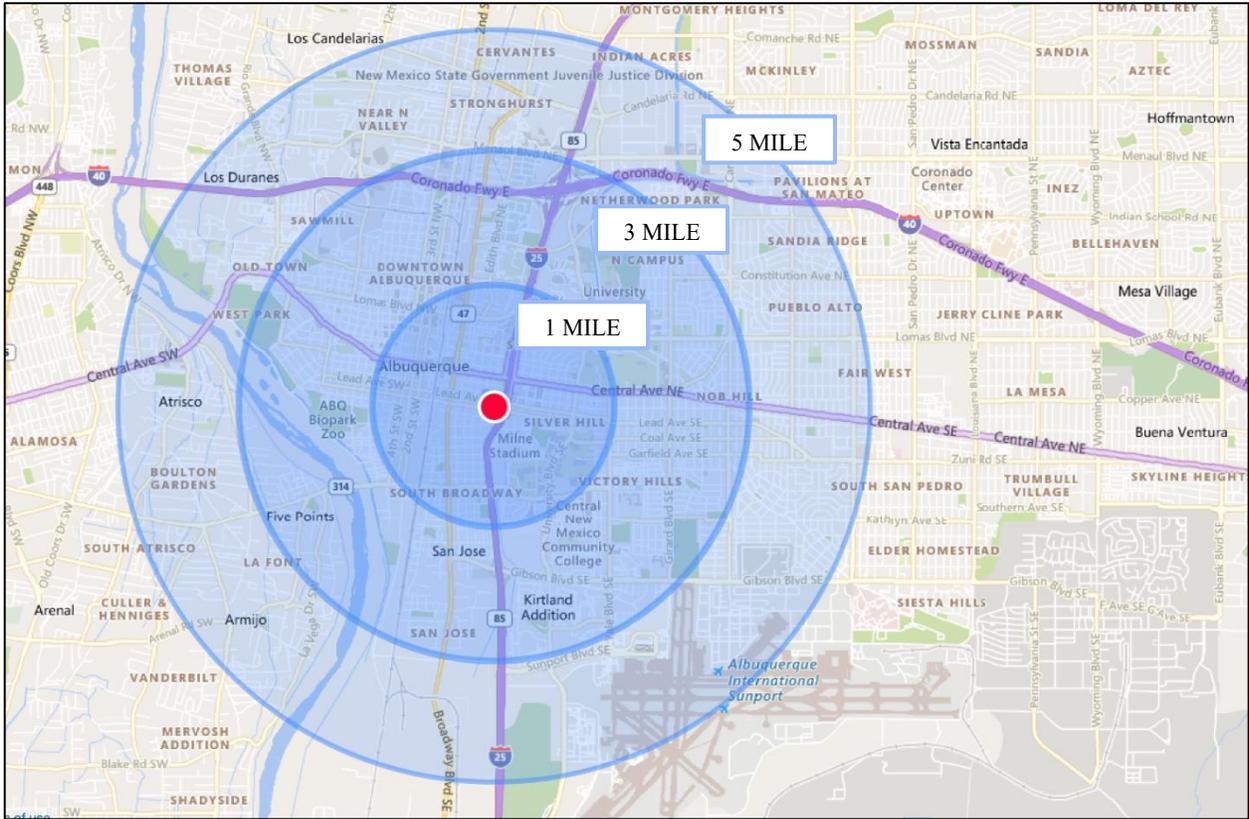


**Leasing ♦ Brokerage ♦ Development**

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202  
 Albuquerque, NM 87120  
 505-998-7298 Cell 505-350-8211 Fax 505-998-7299  
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# DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
14,000	91,496	238,682

**POPULATION**



1 MILE	3 MILE	5 MILE
\$47,940	\$67,617	\$62,190

**AVG HOUSEHOLD INCOME**



1 MILE	3 MILE	5 MILE
30,157	108,818	186,140

**DAYTIME EMPLOYMENT**



<b>Locust St SE</b>	<b>8,624 VPD</b>
<b>I-25</b>	<b>12,776 VPD</b>

**TRAFFIC**