



**ANCHOR SPACE +/- 36,610SF
AVAILABLE FOR LEASE**

**2513 N. MAIN STREET
ROSWELL, NM 88201**

YOUR COMPANY NAME HERE



For more information, please contact:

STEVE LYON, CCIM | SENIOR ADVISOR

SVN | Walt Arnold Commercial Brokerage, Inc.
6200 Seagull St. NE, Suite A | Albuquerque, NM 87109

Mobile 505-934-9994

Office 505-256-7573 ext. 1111

Steve.Lyon@svn.com

www.waltarnold.com

PROPERTY SUMMARY

OFFERING SUMMARY

Lease Space	+/- 36,610 SF
Property Size:	+/- 4.13 acres
"Asking" Rental Rate:	Contact Steve
Intersection:	NEQ of N. Main Street at E. Country Club
Zoning:	Commercial, City of Roswell
Submarket:	N. Main Street corridor

PROPERTY INFORMATION

Roswell is in the southeast quadrant of New Mexico and is one of the key "Economic Islands" for this area of the state. The City of Roswell provides retail good and services, restaurants, entertainment, hospitality, medical services and education for the trade area. The core trade area population for Roswell is 56,000 residents and this population is within a 20 minute drive of the Subject Property. The average age is 36.6 years. The average household income is \$77,900.

The Subject Property is prominently located along N. Main Street. This is the key retail, restaurant, and hospitality corridor for Roswell. For example, the anchor space is positioned between Target, Big 5 Sporting Goods, Office Max, Ace Hardware (to the north) and Home Depot, Walgreens, Harbor Freight (to the south).

The storefront faces N. Main with +198' of frontage. The lease space is approximately 170' deep. Loading is at the southeast corner of the building, easily accessible from Country Club Drive. Ample parking throughout the 4.13 acre site. Access is shared with the adjacent users.

PROPERTY HIGHLIGHTS

- Traffic count est. 21,097 vpd along N. Main
- Pylon sign along N. Main
- Excellent visibility – site is positioned at signalized intersection
- Excellent ingress/egress along N. Main and E. Country Club
- Storefront + 198' facing N. Main (+170' deep)



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HIGH UP AERIAL

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CLOSE IN AERIAL

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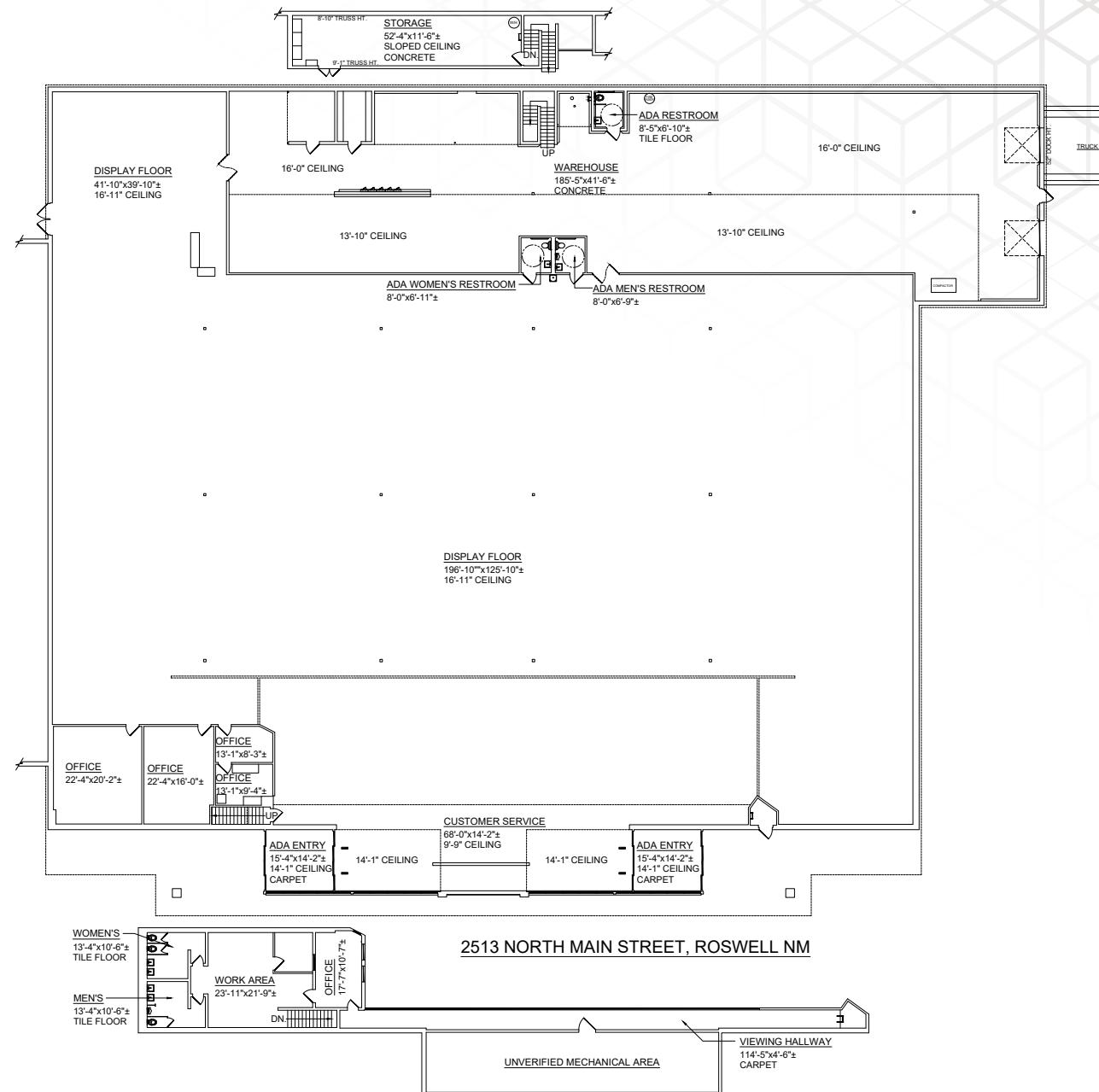
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FLOOR PLAN

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DEMOGRAPHIC DATA

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	5 miles	15 miles	25 miles
Census 2020 Summary			
Population	49,055	59,140	63,893
Households	18,542	21,853	23,102
Average Household Size	2.60	2.64	2.67
2024 Summary			
Population	48,362	58,089	62,727
Households	18,455	21,706	22,941
Families	11,742	14,107	15,039
Average Household Size	2.58	2.61	2.64
Owner Occupied Housing Units	13,046	15,480	16,419
Renter Occupied Housing Units	5,409	6,226	6,522
Median Age	36.8	36.6	36.5
Median Household Income	\$54,259	\$53,956	\$54,101
Average Household Income	\$79,173	\$78,074	\$77,711
2029 Summary			
Population	47,687	57,189	61,728
Households	18,525	21,752	22,980
Families	11,632	13,957	14,874
Average Household Size	2.53	2.57	2.59
Owner Occupied Housing Units	13,283	15,738	16,686
Renter Occupied Housing Units	5,243	6,014	6,294
Median Age	37.7	37.4	37.3
Median Household Income	\$62,482	\$62,180	\$62,326
Average Household Income	\$90,433	\$89,342	\$88,926
Trends: 2024-2029 Annual Rate			
Population	-0.28%	-0.31%	-0.32%
Households	0.08%	0.04%	0.03%
Families	-0.19%	-0.21%	-0.22%
Owner Households	0.36%	0.33%	0.32%
Median Household Income	2.86%	2.88%	2.87%

ESRI data



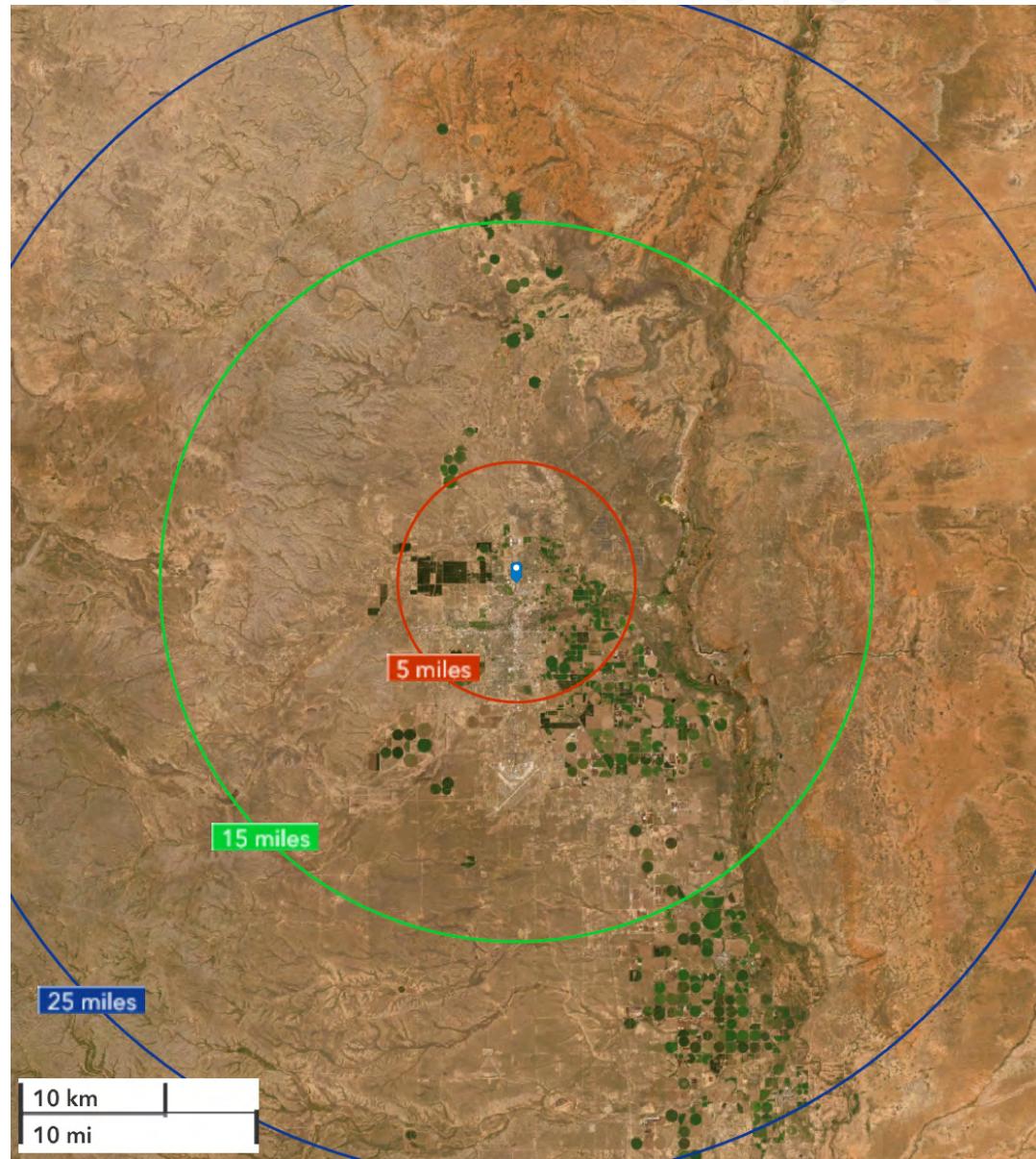
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