



PEGASUS RETAIL

100 Sun Ave., Suite 100, Albuquerque, NM 87109
(505) 346-0022 www.pegasusretail.com

XTEAM

RETAIL ADVISORS

HOME DEPOT PAD SITE

2350 US HWY 285, ROSWELL NM 88201

BUILD-TO-SUIT/GROUND LEASE



Lease Rate:

- See Broker

Available:

- ± 1,000 - 6,000 SF

Lot Size:

- ± 0.69 Acre

Traffic Counts:

- US HWY 285 - 16,336 VPD
- E Country Club - 4,933 VPD

Benefits:

- Pad site to Home Depot
- High density retail
- Full access site with N. Main St frontage - Roswell's main retail corridor
- Fantastic visibility
- Drive-thru permissible
- Proximity to Eastern NM Medical Center, Goddard High School, Lovelace Medical Center, and New Mexico Military Institute

Surrounding Tenants:

- Home Depot
- Target
- Applebee's
- Big Lot's
- Domino's
- Goodwill's
- IHOP
- Denny's
- Walgreens
- Whataburger

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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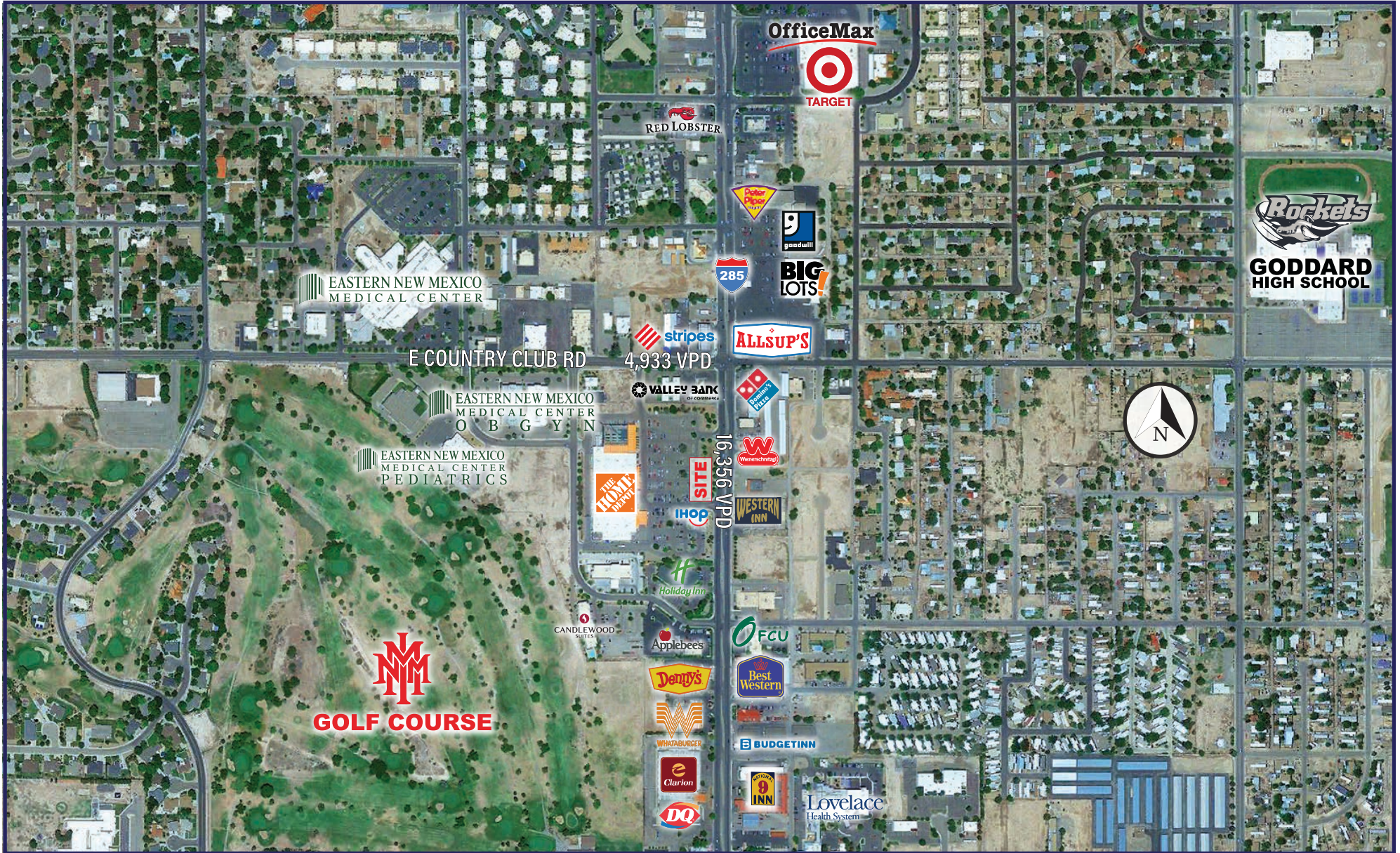
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HIGH UP AERIAL



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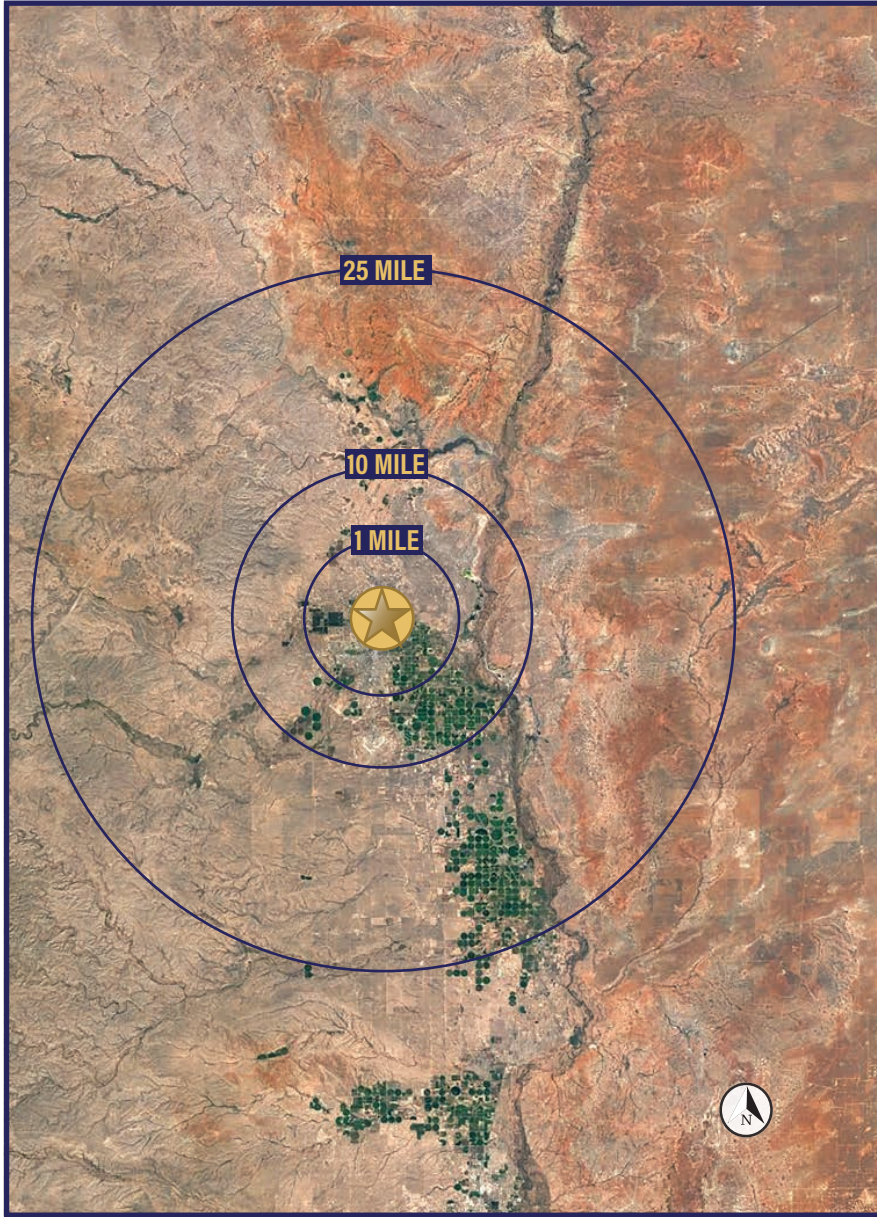
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DEMOGRAPHICS



		1 mi radius	2 mi radius	3 mi radius
POPULATION	2350 US HWY 285 Roswell, NM 88201			
	2020 Estimated Population	48,939	56,556	63,202
	2025 Projected Population	49,171	56,890	63,828
	2010 Census Population	49,546	57,418	64,360
	2000 Census Population	46,437	53,736	60,231
	Projected Annual Growth 2020 to 2025	-	0.1%	0.2%
HOUSEHOLDS	Historical Annual Growth 2000 to 2020	0.3%	0.3%	0.2%
	2020 Median Age	36.3	35.7	35.6
	2020 Estimated Households	18,340	20,721	22,844
	2020 Projected Households	18,593	21,017	23,258
	2020 Census Households	18,572	21,027	23,245
	2020 Census Households	17,851	20,115	22,185
RACIAL AND ETHNICITY	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2020	0.1%	0.2%	0.1%
	2020 Estimated White	68.6%	68.2%	67.6%
	2020 Estimated Black or African American	2.7%	2.7%	2.6%
	2020 Estimated Asian or Pacific Islander	1.6%	1.4%	1.3%
	2020 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.3%
INCOME	Estimated Other Races	25.9%	26.4%	27.2%
	2020 Estimated Hispanic	55.1%	56.3%	57.5%
	2020 Estimated Average Household Income	\$71,150	\$69,702	\$68,899
	2020 Estimated Median Household Income	\$54,476	\$53,563	\$52,833
	2020 Estimated Per Capita Income	\$26,834	\$25,748	\$25,148
	2020 Estimated Elementary (Grade Level 0 to 8)	8.7%	9.3%	9.9%
EDUCATION (AGE 25+)	Estimated Some High School (Grade Level 9 to 11)	9.9%	10.0%	10.3%
	2020 Estimated High School Graduate	26.9%	27.3%	27.8%
	2020 Estimated Some College	24.4%	24.2%	24.1%
	2020 Estimated Associates Degree Only	9.6%	9.3%	9.0%
	2020 Estimated Bachelors Degree Only	13.7%	13.1%	12.5%
	2020 Estimated Graduate Degree	6.8%	6.7%	6.4%
BUSINESS	2020 Estimated Total Businesses	1,910	2,072	2,211
	2020 Estimated Total Employees	17,932	20,325	21,741
	2020 Estimated Employee Population per Business	9.4	9.8	9.8
	2020 Estimated Residential Population per Business	25.6	27.3	28.6

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