

For Lease,
GL or BTS



WESTERN STATES
COMMERCIAL REAL ESTATE

Standalone QSR with Drive-Thru

2407 N. Main St. | Roswell, NM 88201

505-585-5700 | 8912 Rio Grande Blvd NE | Albuquerque, NM | ws-cre.com

Standalone QSR w/ Drive-Thru

Property Summary

2407 N. Main St. | Roswell, NM



PROPERTY SUMMARY

Lease Rate:	See Broker
NNN:	See Broker
Available SF:	919 SF
Lot Size:	0.28 Acres



PROPERTY HIGHLIGHTS

- Well-positioned fronting N Main Street, the major food and retail thoroughfare in Roswell
- Excellent visibility to 27,129 cars per day with 100 feet of frontage
- Freestanding Building with Drive-Thru
- Prominent Pylon Signage
- FF&E Included
- **Tremendous Repurpose Opportunity**

Standalone QSR w/ Drive-Thru

Aerial

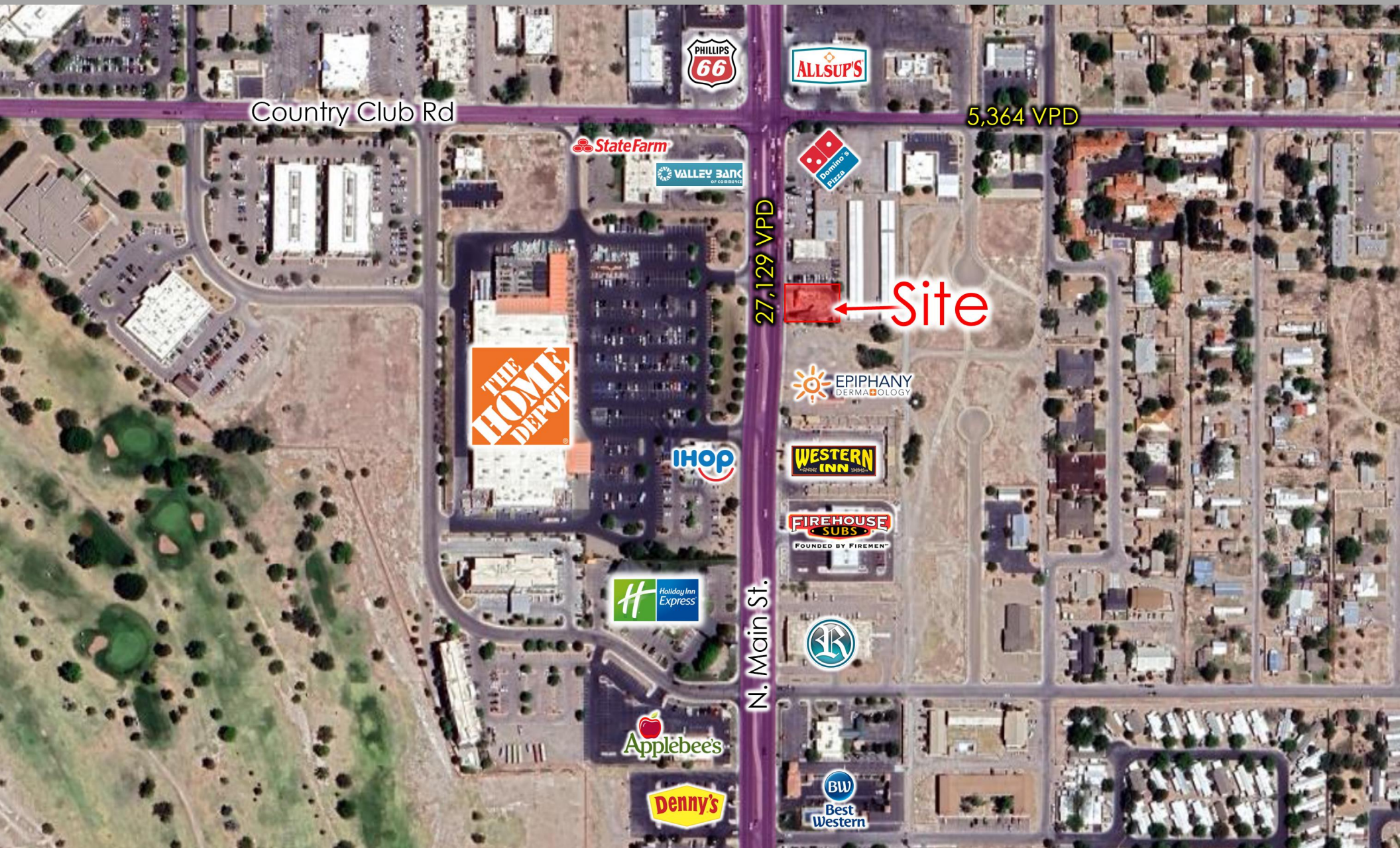
2407 N. Main St. | Roswell, NM



Standalone QSR w/ Drive-Thru

Aerial

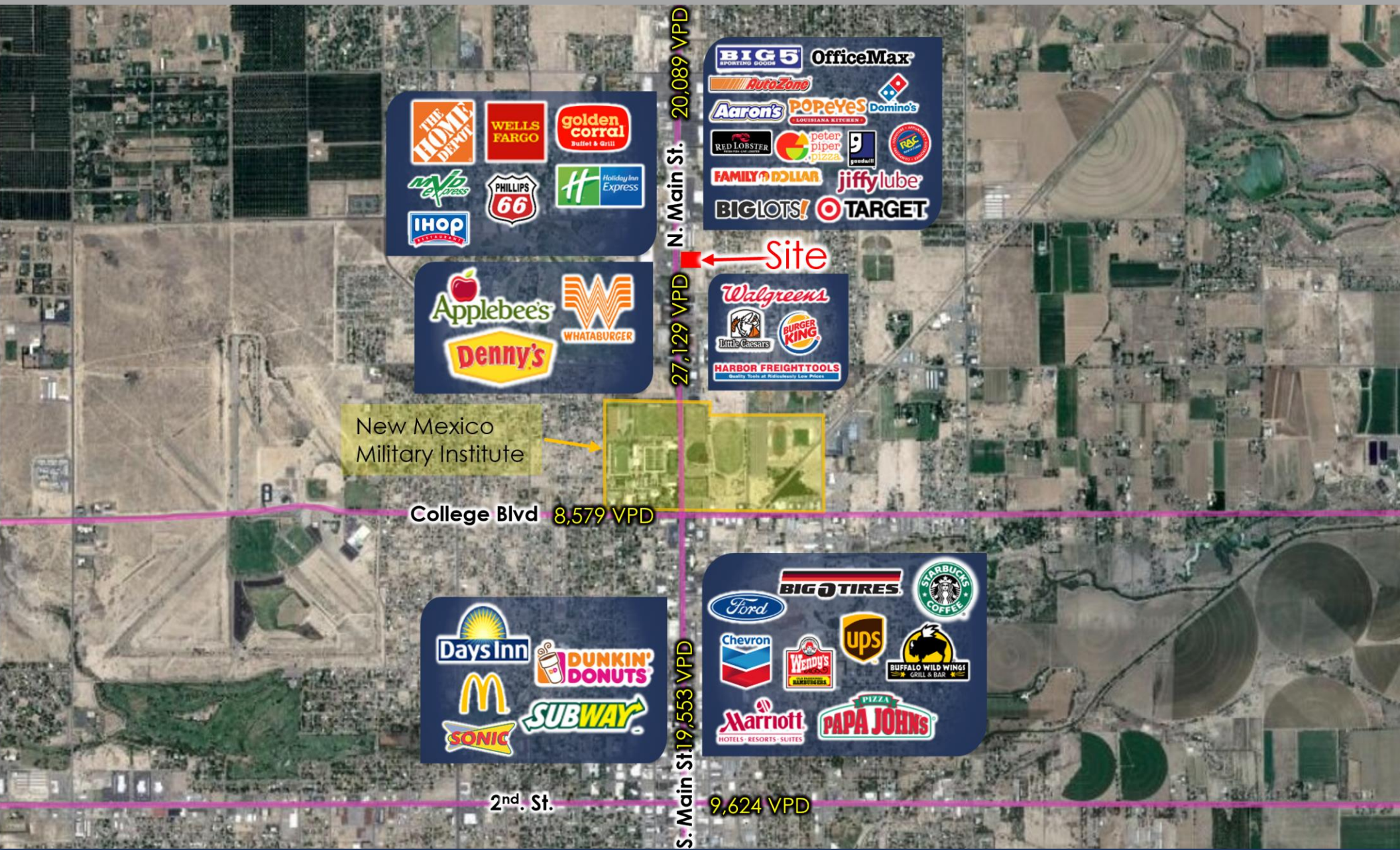
2407 N. Main St. | Roswell, NM



Standalone QSR w/ Drive-Thru

Aerial

2407 N. Main St. | Roswell, NM



Standalone QSR w/ Drive-Thru

Demographics

2407 N. Main St. | Roswell, NM

CITY, STATE

Roswell, NM

POPULATION

40,481

AVG. HH SIZE

2.73

MEDIAN HH INCOME

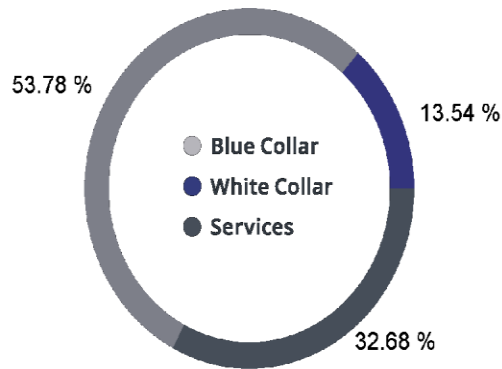
\$36,498

HOME OWNERSHIP

Renters: **4,732**

Owners: **9,527**

EMPLOYMENT



38.53 %
Employed

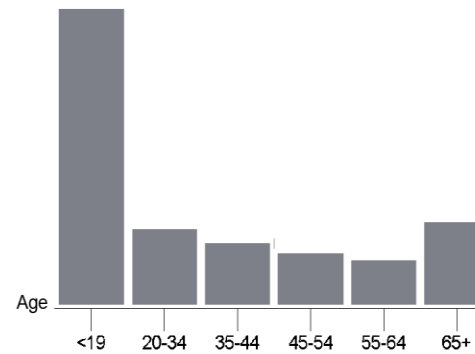
1.85 %
Unemployed

EDUCATION

High School Grad: **28.32 %**
Some College: **17.66 %**
Associates: **8.00 %**
Bachelors: **15.52 %**

GENDER & AGE

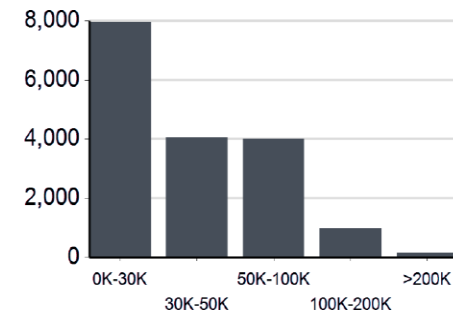
49.63 % 50.37 %



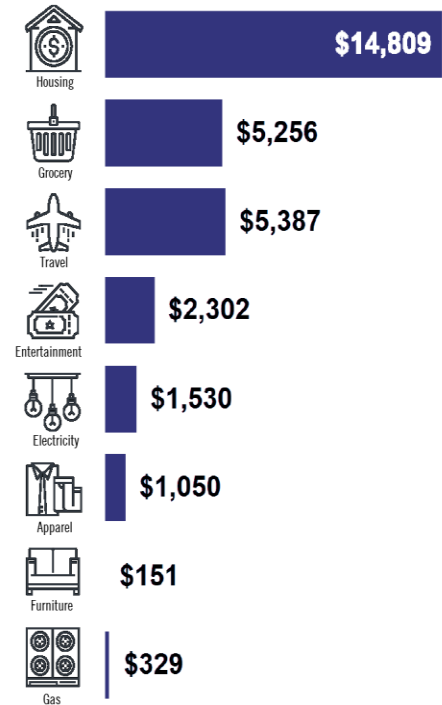
RACE & ETHNICITY

White: **37.00 %**
Asian: **0.00 %**
Native American: **0.12 %**
Pacific Islanders: **0.00 %**
African-American: **0.49 %**
Hispanic: **42.06 %**
Two or More Races: **20.33 %**

INCOME BY HOUSEHOLD



HH SPENDING





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