

FOR SALE

HIGHLY-VISIBLE I-25 VACANT LAND

SEC I-25 & MCLEOD | 4930 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87109



\$
SALE PRICE
\$500,000

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marketing@mdgrealestate.com

OVERVIEW

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PROPERTY HIGHLIGHTS

- Prominently located in the very busy North I-25 corridor
- Drive - Thru concept available
- Up to 4,500 square feet available of buildable area
- Up to 2,400 square feet available for a restaurant
- Strong office and retail corridor
- Excellent visibility from I-25
- 147,800 cars per day
- Pylon signage available
- Ample parking
- Zoning: NR-LM
- Utilities are at the site
- Parking lot is in place

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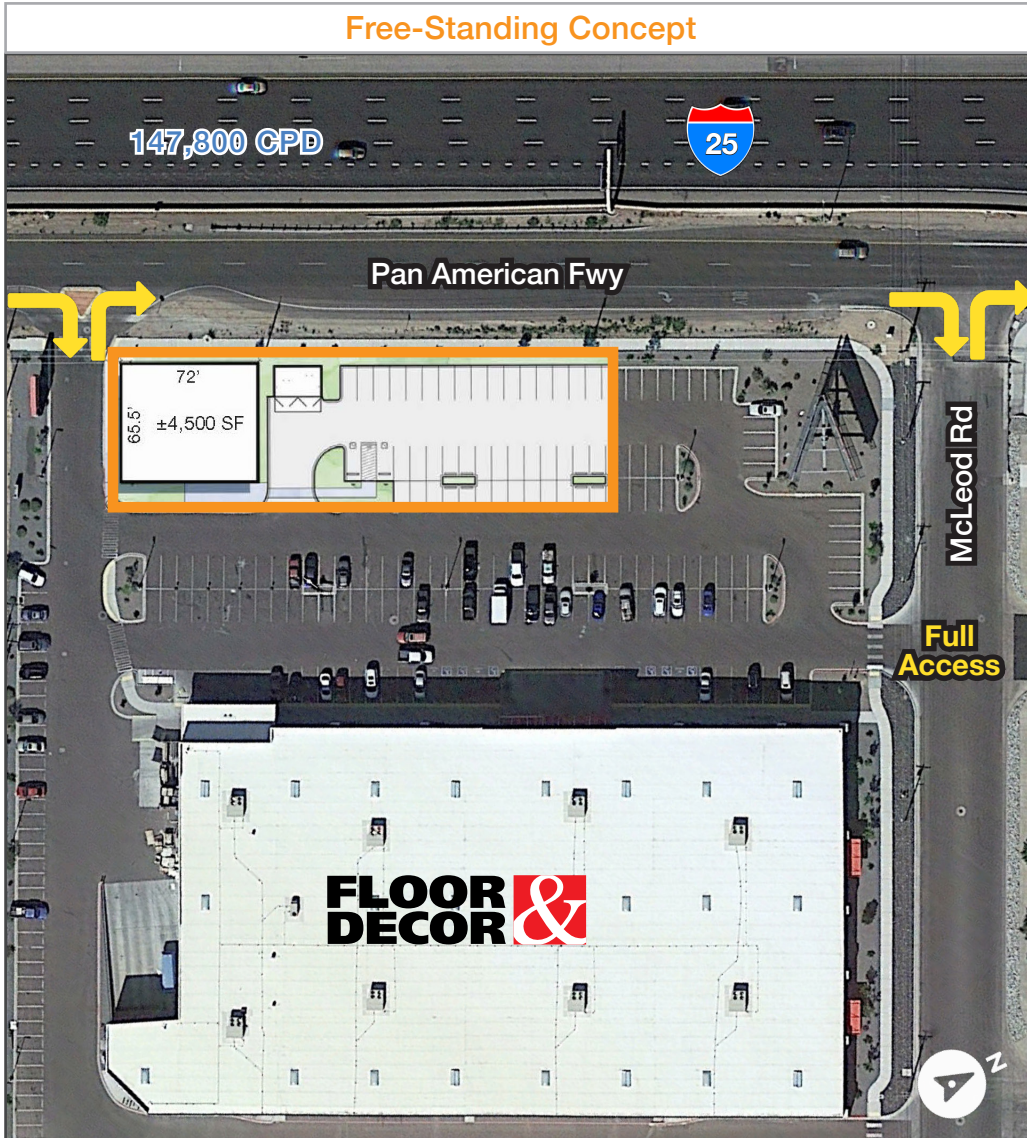


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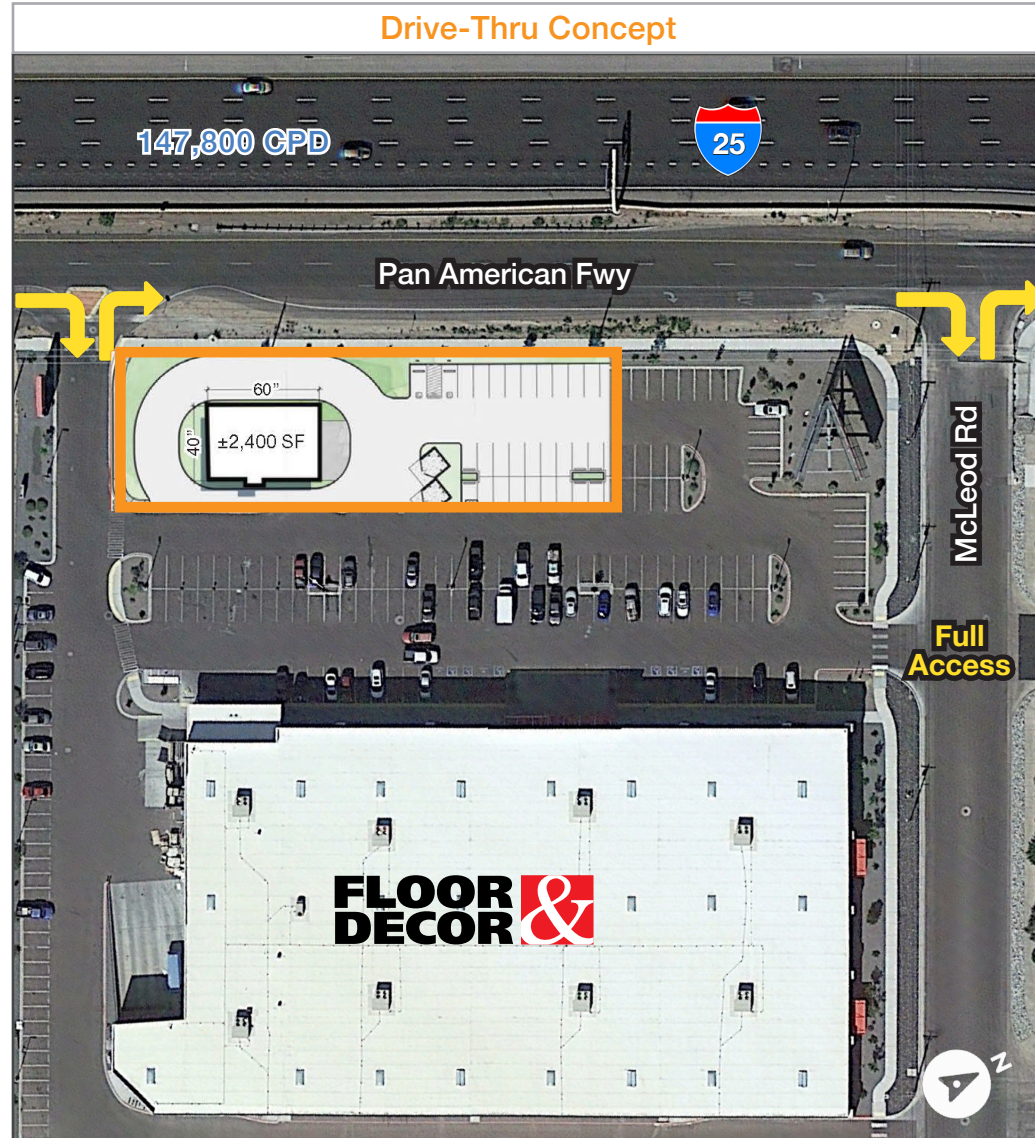
SITE PLANS

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Free-Standing Concept



Drive-Thru Concept



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DEMOGRAPHICS

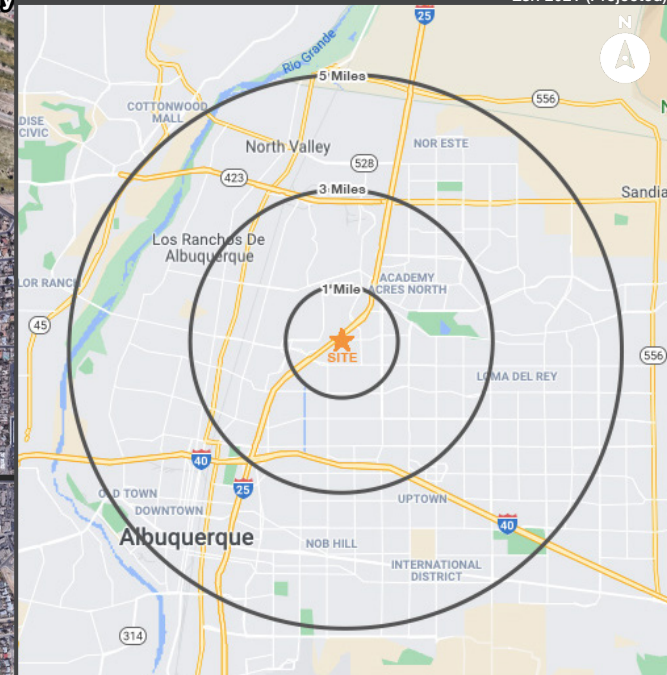
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Demos by Radius Ring

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|----------|
| Total Population | 8,951 | 89,851 | 259,115 |
| Household Income | \$47,467 | \$70,125 | \$78,053 |
| Daytime Employment | 19,294 | 104,804 | 233,266 |

* Esri 2021 (Projected)



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