

Property Summary



Retail Space for Lease

2489 N Main St
Las Cruces, New Mexico 88001

Property Highlights

- Two Spaces: 2,400 +/- & 12,000 SF +/-
- Larger space may be demised or leased as a whole
- Excellent Visibility
- Strong Retail Corridor
- Newly Updated Intersection at Main St. & Solano Dr.
- Great Access
- Potential Redevelopment Opportunity
- High Traffic Counts:
 - Main/Hwy: 70 25,512 VPD
 - Spitz Ave: 7,026 VPD
 - Solano Ave: 14,518 VPD
- Three Crosses: 9,699 VPD

OFFERING SUMMARY

Available SF	2,400 +/- & 12,000 +/- SF
Lease Rate	12.00 - \$14.00 PSF (NNN)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	11,344	\$47,760
3 Miles	58,621	\$44,877
5 Miles	103,653	\$46,944

For more information

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Additional Photos & Maps



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