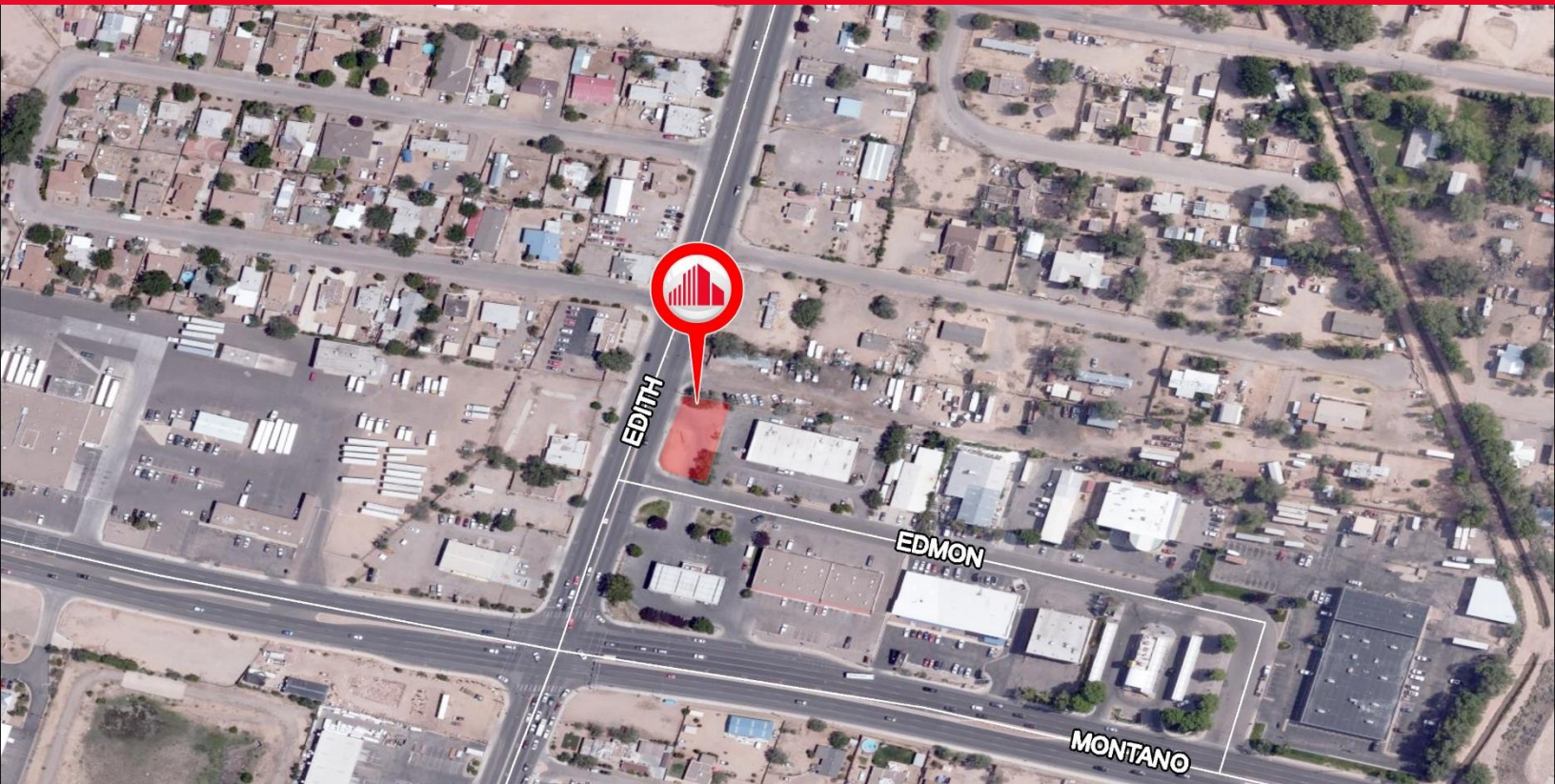


FOR SALE

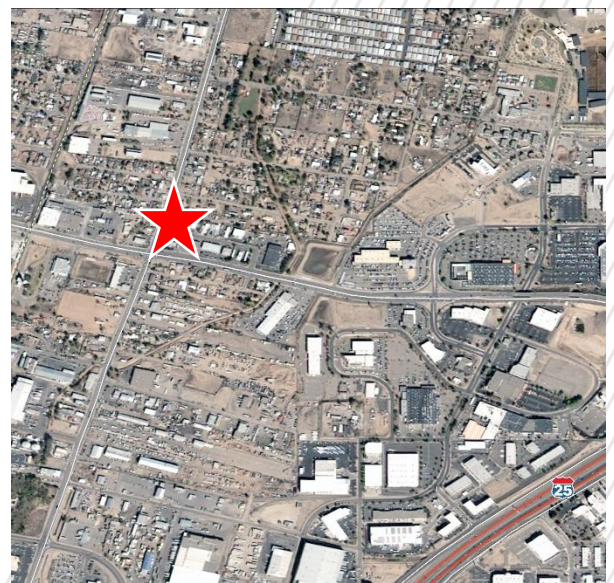
5622 Edith Boulevard Northeast
Albuquerque , New Mexico



PROPERTY HIGHLIGHTS

Prime retail lot on the corner of Edith Boulevard and Edmon.
High traffic corner near other retail vendors.
8.8 miles from the Albuquerque International Sunport.
4.4 miles from University of New Mexico.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	9,408	1-MILE (POP.)	5,113
YEAR BUILT	N/A	3-MILE (POP.)	73,613
PARKING	N/A	MED. INCOME	\$42,449
TRAFFIC COUNTS	12,490 VPD	SPACE USE	Retail



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NM Broker
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FOR SALE

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Albuquerque, New Mexico**

SURROUNDING AREA

Heavy retail area including neighbors such as Home Depot, Southern Glaziers, Costco, Sam's Club, Office Depot and other large names. Other local employers include the Albuquerque Police Academy, recycling centers and auto repair centers and dealerships. Less than 1 mile from Interstate 25 and 3 miles from Interstate 40.



LEGAL INFORMATION

TAX PARCEL ID	101506135025040516
2020 RE TAXES	\$516.32
ZONING	Retail / Non-Residential



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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