

# Volcano Point

## Shopping Center

Albuquerque, NM

Northwest corner of 98<sup>th</sup> St & Central Ave. (Rt. 66)

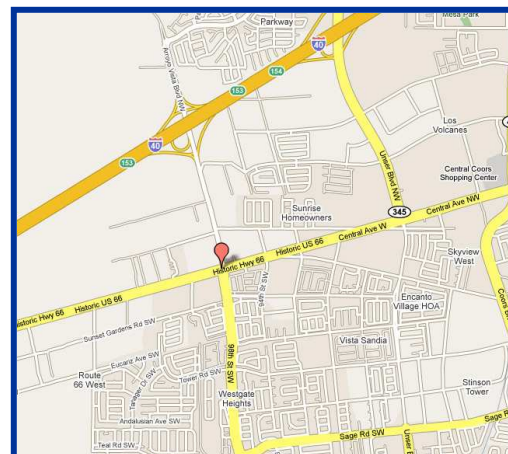


### Available

- Retail and Restaurant Space for Lease
- 32,739 SF fast food parcel for Lease or Sale

### Features

- 1 Mile South of I-40
- Anchored by AutoZone & Valero
- Going Home Side to Fast Growing and Underserved Southwest Albuquerque
- 27,400 Cars/Day on 98<sup>th</sup>, 14,700 Cars/Day on Central



### Demographics

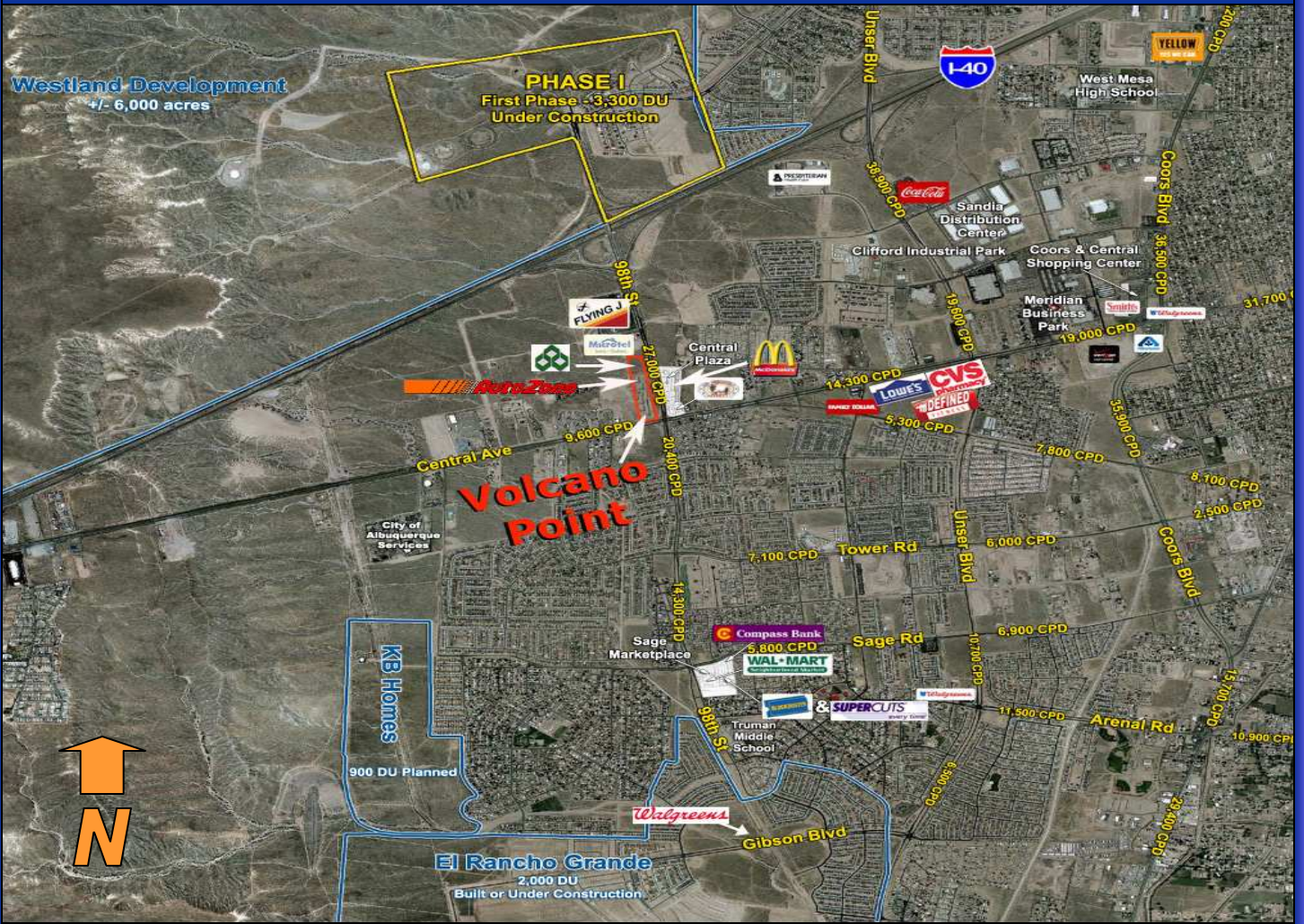
|             | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-------------|---------------|---------------|---------------|
| Population  | 11,533        | 79,709        | 150,134       |
| Med. Income | \$46,550      | \$46,707      | \$44,175      |

Contact Doug Peterson, 505.884.3578

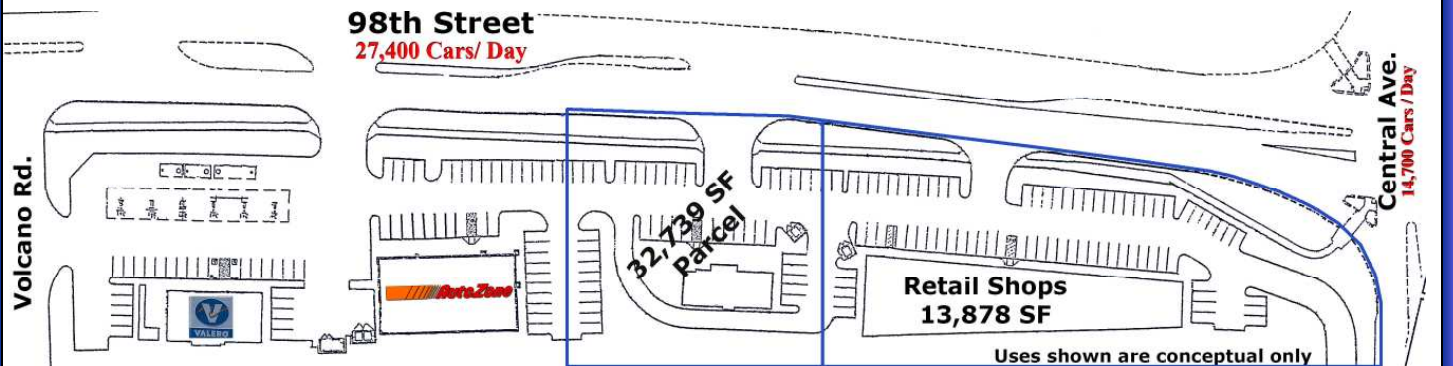
Doug@PetersonProperties.net



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**For Ground Lease or Build-to-Suit**



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