

New Retail/Restaurant Space Available Las Cruces, New Mexico



**510 South Telshor Boulevard
Las Cruces, New Mexico**

PROPERTY HIGHLIGHTS

- 1.71 Acre Tract
- Adjacent to Pecan Grill
- Mesilla Valley Mall outparcel
- Surrounded by national retailers
- Easy access and excellent visibility
- Highly desirable location

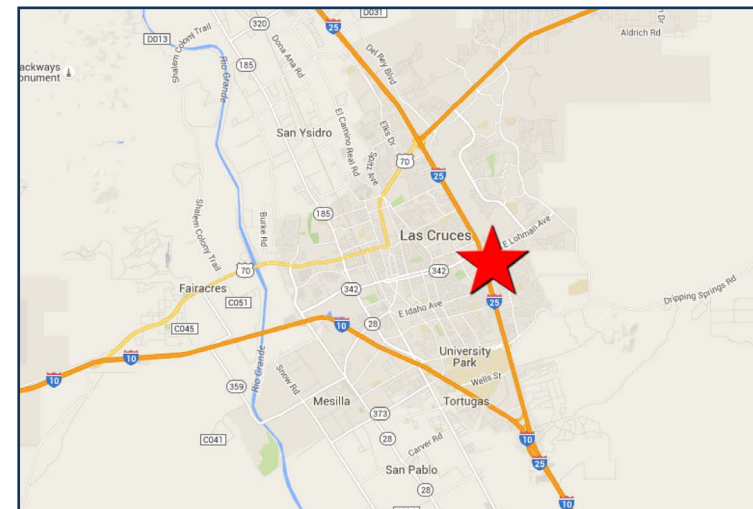
DEMOGRAPHICS

Radius	Total Population	Daytime Population	Average Household Income
1-mile	9,942	15,580	\$54,775
3-mile	67,846	89,809	\$51,379
5-mile	111,173	126,185	\$56,636

TRAFFIC COUNTS

Lohman Ave
31,455 VPD ('12)

Telshor Blvd
22,992 VPD ('12)



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