

For Sale or Lease

4900 Central Ave SE
Albuquerque, NM 87108

Michael Angelo
Associate Broker
+1 505 363 7550
michael.angelo@colliers.com
Lic. No. 2022-0990

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

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Property Profile

Details

Sales Price	See Broker
Lease Rate	See Broker
Total Space Available	± 2,413 SF
Lot Size	± 0.75 AC
Submarket	Southeast Heights
Zoning	MX-M

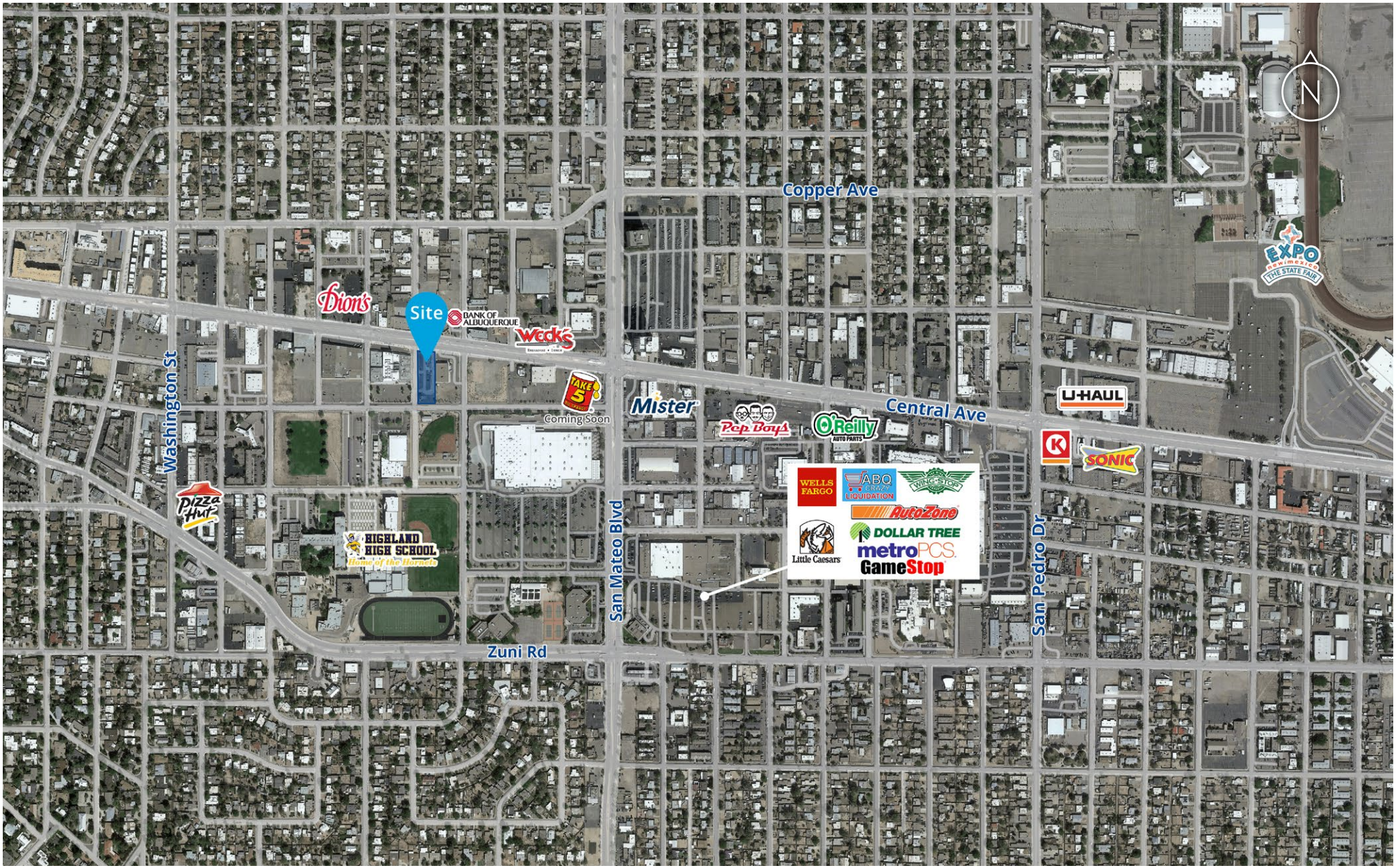
Features

- Former Wendy's Restaurant with Drive-Thru
- This vacant former Wendy's restaurant offers an opportunity for an owner-user or tenant seeking an existing drive-thru location, or an investor looking to reposition a commercial property.
- The property consists of two parcels encompassing the restaurant building, parking area, and drive-thru.
- With frontage along Central Avenue, the site offers a foundation for a new restaurant concept or other commercial use.
- Frontage along Central Avenue
- Opportunity for an owner user, tenant, or investor





Trade Area Aerial

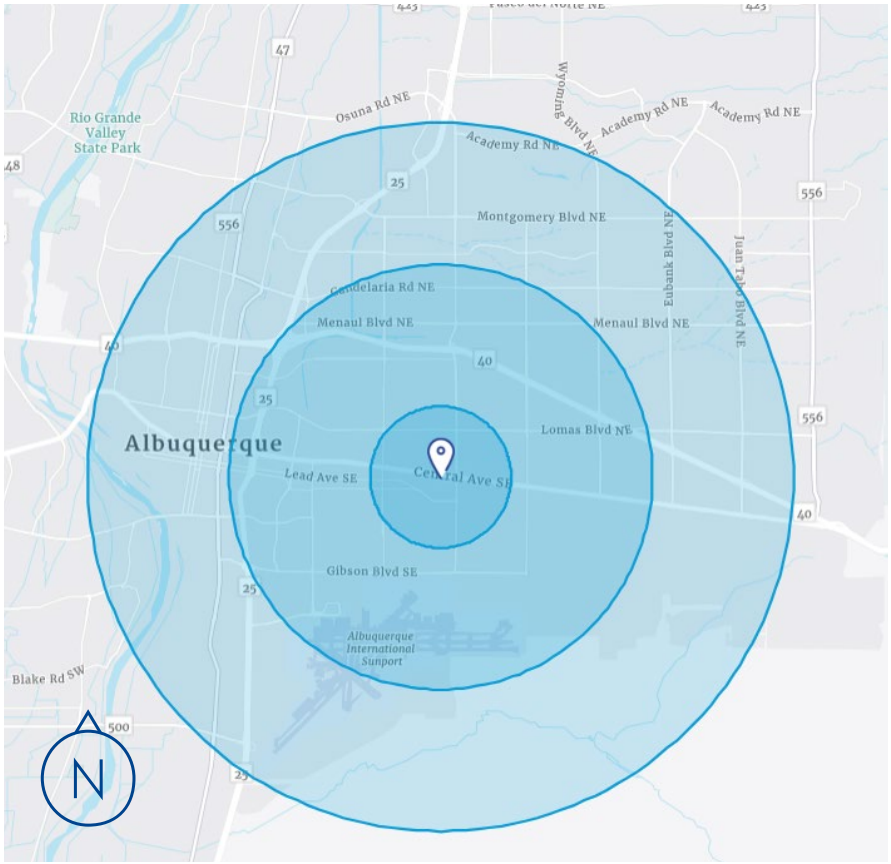


Intersection Aerial



Demographics*

** Demographic data derived from esri® 2020*



	1 Mile	3 Miles	5 Miles
Population	14,965	106,166	240,929
Households	7,986	48,938	110,295
Median Age	44.2	38.2	39.0
Median HH Income	$64,639	$54,143	$58,731
Average HH Income	$92,808	$78,638	$81,977
Per Capita Income	$49,182	$36,566	$37,811
Daytime Population	16,037	140,116	332,244