

## I-40 Visible Stand-Alone Building

NWQ OF COWBOY WAY & WILDWOOD DF  
215 COWBOY WAY | EDGEWOOD, NM 87015



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MORE INFORMATION

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	930	6,871	13,348
2019 Average HH Income	\$80,656	\$89,255	\$86,394
2019 Daytime Population	392	4,051	6,566

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## AVAILABLE SPACE

## SOLD

## PROPERTY HIGHLIGHTS

- 1.55 Acres
- East & Westbound I-40 visibility
- Concrete & steel construction
- Full access throughout building
- Multiple A/C systems
- Second Story Patio
- Large in door
- Large lot and parking

## TRAFFIC COUNT

HWY 22,337 VPD  
(STATION 100)

## TRAFFIC GENERATORS



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## OFFERING SUMMARY

Building Size:	6,753 SF
Year Built:	2009

## PROPERTY OVERVIEW

215 Cowboy Way is a 6,753 SF office building in Edgewood, NM with incredible I-40 visibility. This property was built right with concrete and steel used in the construction and is also fully fire sprinkled. This property would be a great building for a school, church, daycare, or general office building. With ample parking, a large lot, fire sprinklers, and multiple exits, a high occupancy use would be ideal.

## PROPERTY HIGHLIGHTS

- 1.55 Acres
- East & Westbound I-40 visibility
- Concrete & steel construction
- Fire Suppression throughout building
- Multiple ADA restrooms
- 2nd Story Patio
- Drive in door
- Large lot and ample parking

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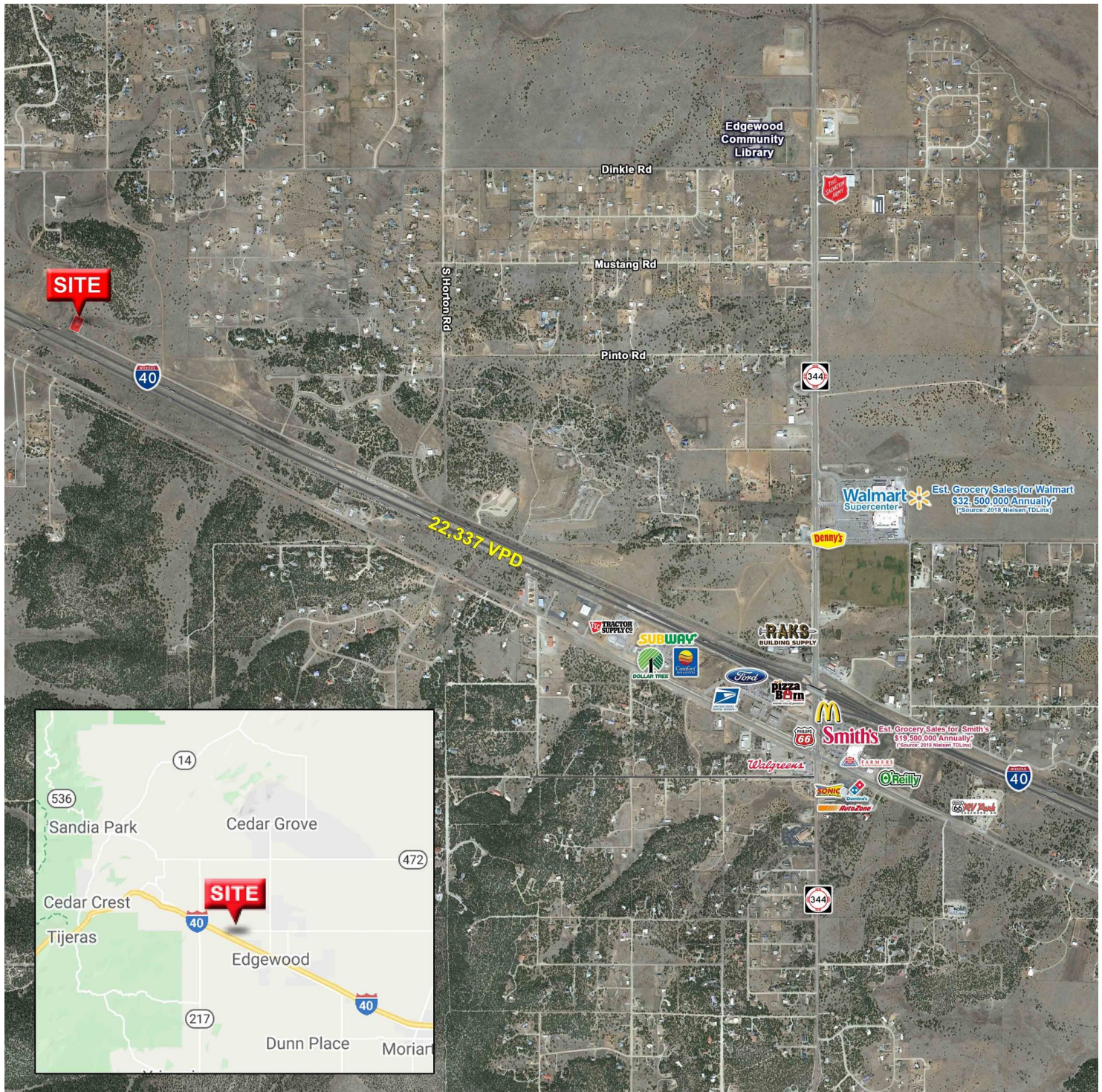


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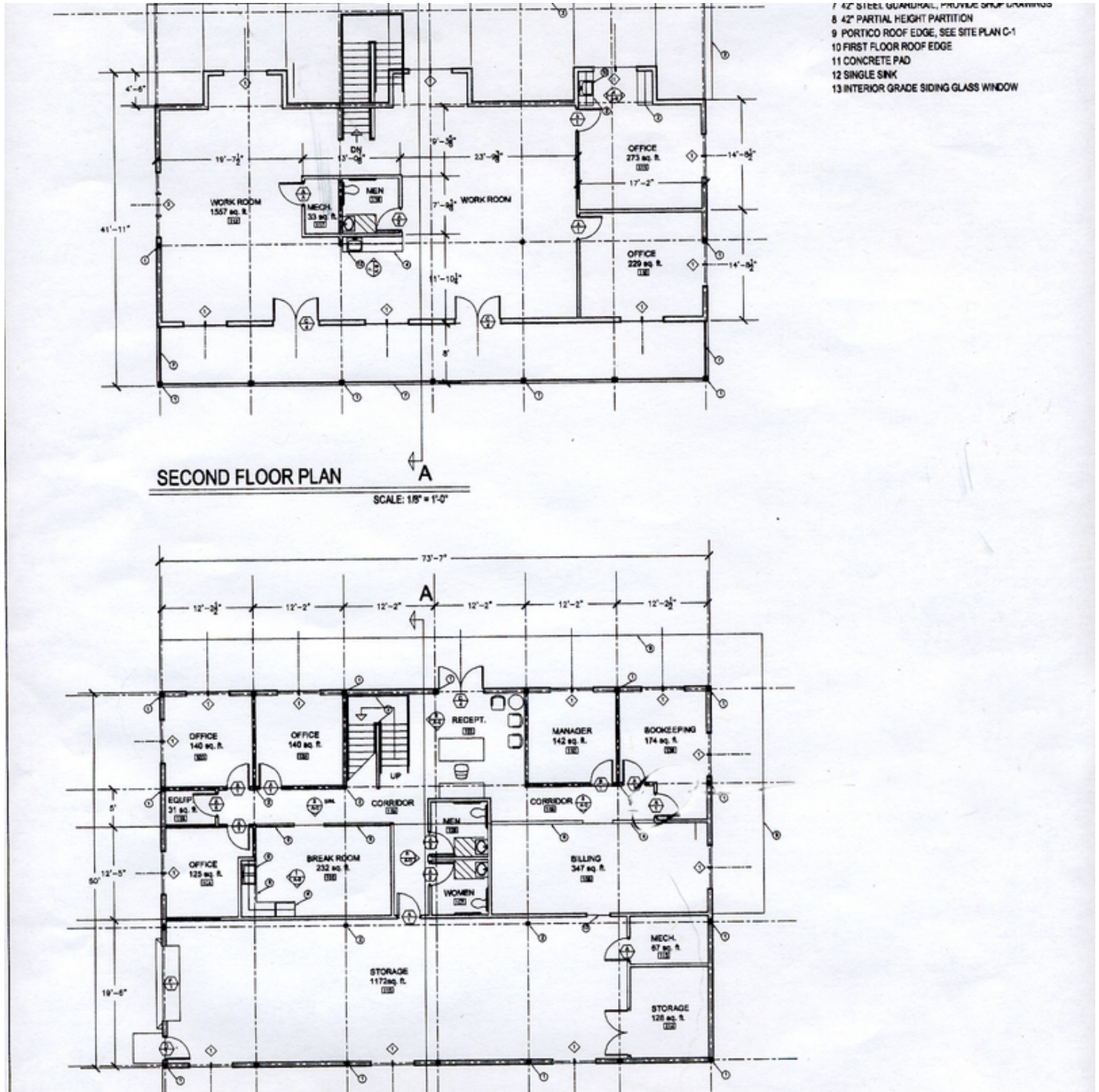


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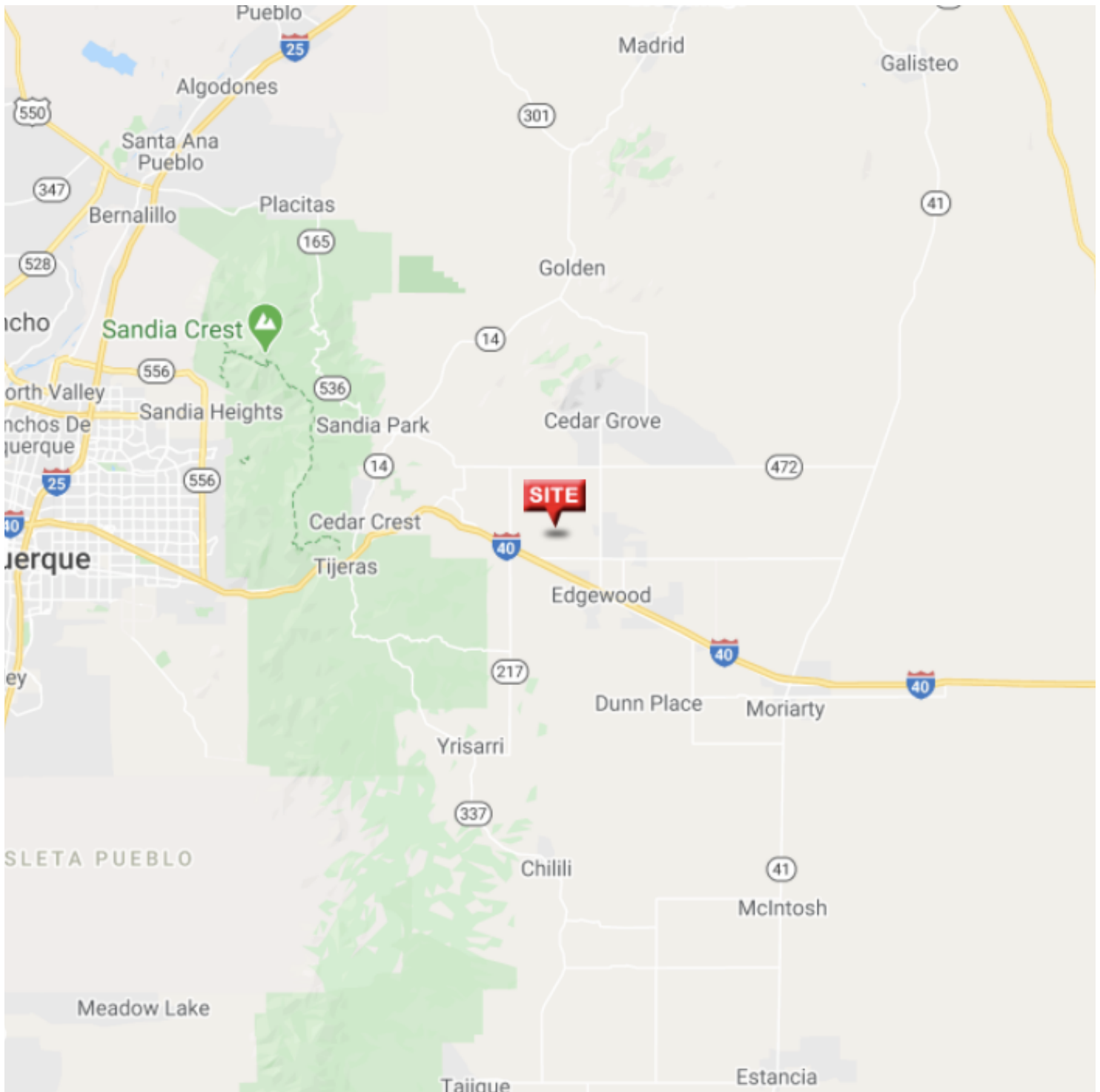
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