



FOR LEASE

AVAILABLE SPACE
1,200-2,400 SF

CALL LISTING AGENT FOR
MORE INFORMATION

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PROPERTY HIGHLIGHTS

Located at the corner of Hawkins and Montana with a cross-traffic count of around 50,000 VPD. Montana has one of the highest traffic counts in town and this area continues to thrive due to a well-established residential presence mixed with the daytime population supported by commercial uses and the El Paso International Airport. New car wash next door services an average of over 800 cars per day!

- Hight Traffic Area
- Near Immigration Services Agencies
- New Large Format Circle K Across The Street
- Adjacent to Lone Star Golf Club
- Near El Paso International Airport
- Adjacent to High Performing Car Wash



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2021



77,557
POPULATION
3-MILE RADIUS



\$57,605
AVG HH INCOME
3-MILE RADIUS



\$49,962
MEDIAN HH
INCOME



TRAFFIC COUNTS
MONTANA AVE: 48,649 VPD
HAWKINS DR: 18,097 VPD
(TDT)





