



**FOR LEASE**

**AVAILABLE SPACES**

800 SF- 1,400 SF

**ZONING**

C-4

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**PROPERTY HIGHLIGHTS:**

4320 Dyer St offers a flexible multi-unit commercial property with available suite sizes of approximately 1,400 SF, 855 SF, and 800 SF. The property provides options for a variety of small business, retail, office, or service-based users looking for visibility along the Dyer corridor. With multiple unit sizes available, tenants can choose the space that best fits their business needs while benefiting from a well-established commercial area in Northeast El Paso.



**AREA TRAFFIC GENERATORS**



**DEMOGRAPHIC SNAPSHOT 2024**



**72,837**  
**POPULATION**  
3-MILE RADIUS



**\$50,890**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$36,937**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
DYER ST: 18,038 AADT  
CASSIDY RD: 16,780 AADT  
(TDT)





# FORT BLISS

DYER ST

CASSIDY RD



