# 141 N. FRONTAGE ROAD

### PEARCE, AZ 85625

# CUSHMAN & PICOR

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WE ARE THE CENTER OF RETAIL

For Sale | Freestanding Retail Building

Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757 Dave Hammack / dhammack@picor.com / +1 520 546 2712 PICOR.COM



# **141 N. FRONTAGE ROAD** PEARCE, AZ 85625

BUILDING SIZE 9.243 SF

# SALE PRICE

\$500,000

#### LOT SIZE 0.797 Acres (34,717 SF)

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#### COCHISE COUNTY PARCEL NO. 114-14-170A, -171B

#### **NEIGHBORING TENANTS**

Dollar General, The Inn at Sunsites, Arizona Fuel, Great Western Bank, and more

#### COMMENTS

- · Class A retail building in under-served market area
- Great access
- Excellent visibility
- Monument sign
- Additional land included







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POPULATION	AVERAGE	HOUSEHOLDS	TOTAL HOUSEHOLD	

		POPULATION	HOUSEHOLD INCOME	HOUSEHOLDS	EXPENDITURE
	5 Min Drivetime	822	\$50,932	468	\$20.72 M
1	10 Min Drivetime	929	\$52,254	524	\$23.63 M
1	15 Min Drivetime	1,587	\$55,724	875	\$41.17 M

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## NEIGHBORHOOD DEMOGRAPHICS



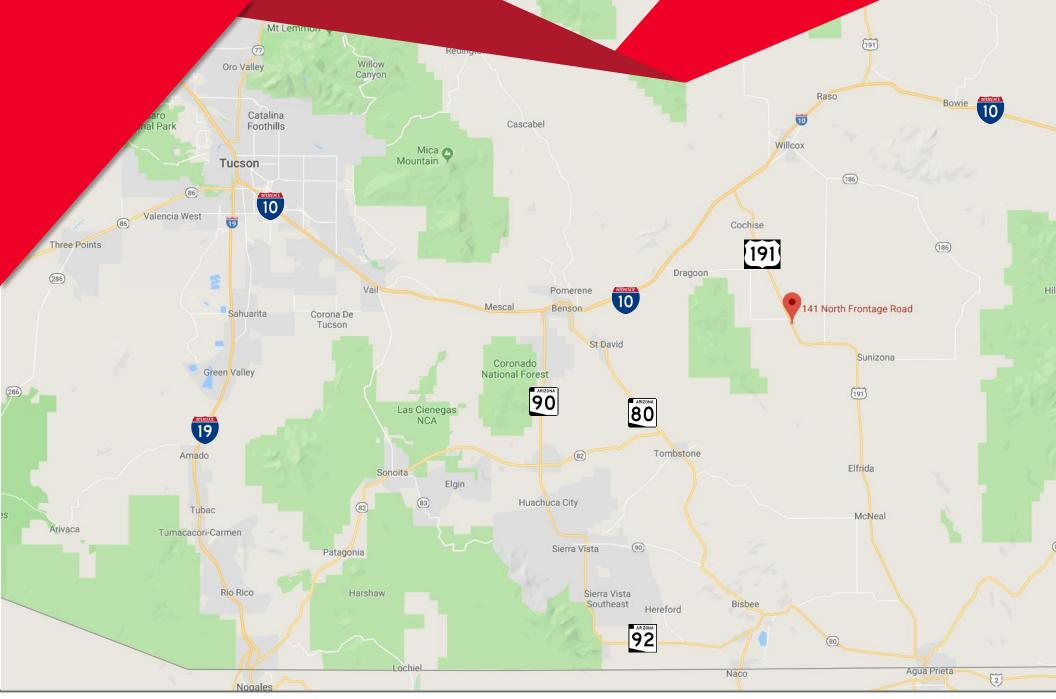
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AERIAL



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