



CUSHMAN &  
WAKEFIELD



PICOR

## FOR SALE

2246 N. Pinal Avenue  
Casa Grande, AZ 85122



### PROPERTY HIGHLIGHTS

- Freestanding identity
- Abundant parking
- High traffic counts
- Strong daytime employment
- Dense population in area

<b>BUILDING SF</b>	2,400
<b>LAND SF</b>	28,314
<b>YEAR BUILT</b>	1977
<b>PARKING</b>	4.68/1000
<b>TRAFFIC COUNTS</b>	22,797 VPD

<b>SIGNAGE TYPE</b>	Pole
<b>1-MILE (POP.)</b>	4,284
<b>3-MILE (POP.)</b>	45,878
<b>MED. INCOME</b>	\$57,847 (1-MI)
<b>SPACE USE</b>	Retail / Office



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## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	504-08-017B
<b>2020 RE TAXES</b>	\$2,528.63
<b>ZONING</b>	B-1, City of Casa Grande



## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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