

FOR SALE (Approx.) 13259 E. Colossal Cave Road Vail, AZ 85641



PROPERTY HIGHLIGHTS

- · Growing market area
- High local income demographics
- Close to Interstate 10
- Gateway to Vail area

BUILDING SF	N/A	SIGNA
LAND SF	72,426	1-MILE
YEAR BUILT	N/A	3-MILE
PARKING	N/A	MED. I
TRAFFIC COUNTS	9,727 VPD	SPACE

SIGNAGE TYPE	N/A
1-MILE (POP.)	2,643
3-MILE (POP.)	13,190
MED. INCOME	\$95,833 (1-MI)
SPACE USE	Retail / Office



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LEGAL INFORMATION

TAX PARCEL ID	305-13-054C
2020 RE TAXES	\$694.66
ZONING	CB-1, Pima County



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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