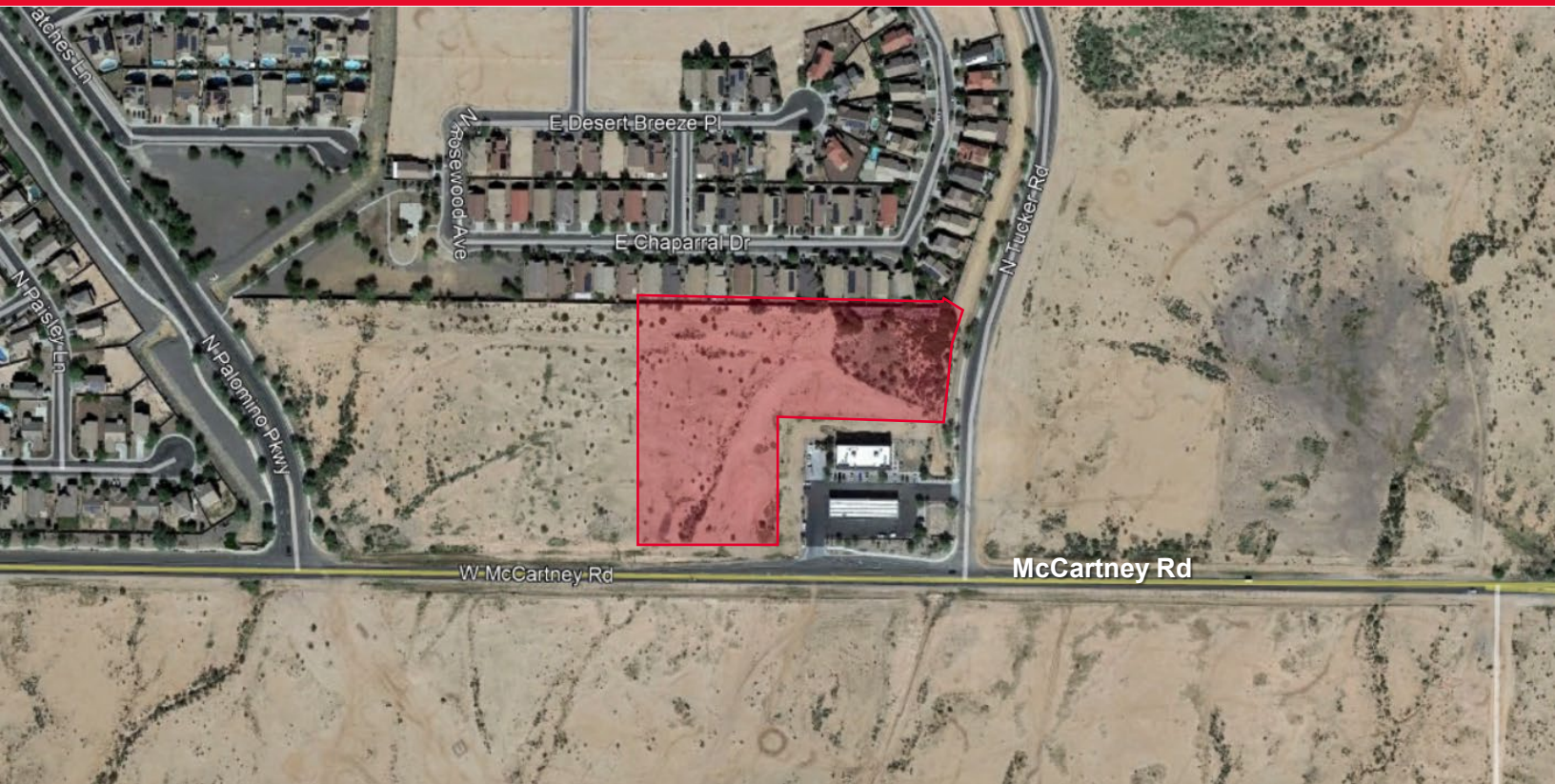


FOR SALE

**1776 E. McCartney Road
Casa Grande, AZ 85122**

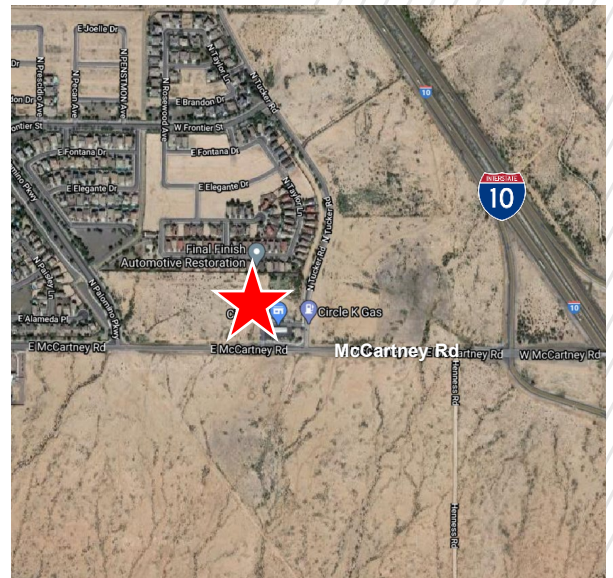


PROPERTY HIGHLIGHTS

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

BUILDING SF	N/A
LAND SF	290,545
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	10,351 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	1,225
3-MILE (POP.)	19,304
MED. INCOME	\$73,578 (1-MI)
SPACE USE	Retail / Office



SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

TUCSON CONTACT
GREG FURRIER
Principal
+1 520 909 6111
gfurrier@picor.com

TUCSON CONTACT
ROB TOMLINSON
Principal
+1 520 546 2757
rtomlinson@picor.com

FOR SALE

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LEGAL INFORMATION

TAX PARCEL ID	515-35-025N
2020 RE TAXES	\$527.69
ZONING	McCartney Center PAD (call for details)



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:

SHER FRENCH
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