

# 8464 N. CRACKER BARREL RD

MARANA, AZ 85743



For Sale / Lease | Built Out Restaurant

WE ARE  
THE CENTER  
OF RETAIL

*Zoning allows for conversion to medical, clinical, office, & more*



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## BUILDING SIZE

7,956 SF

## SALE PRICE

Contact for pricing

## LOT SIZE

1.3 Acres

## LEASE RATE

Contact for pricing

## ZONING

Specific plan

## TAX PARCEL NO.

221-05-2870

## COMMENTS

- Freeway visibility
- Easy access
- Strong local demographics
- Currently open and operating (do not disturb occupant)
- Building signage and cosmetics are easily removable
- Traffic counts on Cortaro Road 21,070 VPD (2021); Interstate 10 96,171 VPD (2021)



## NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	4,228	\$110,464	2,665	\$58.36 M
3 Miles	43,788	\$97,401	8,559	\$595.93 M
5 Miles	89,642	\$90,220	22,026	\$1.23 B

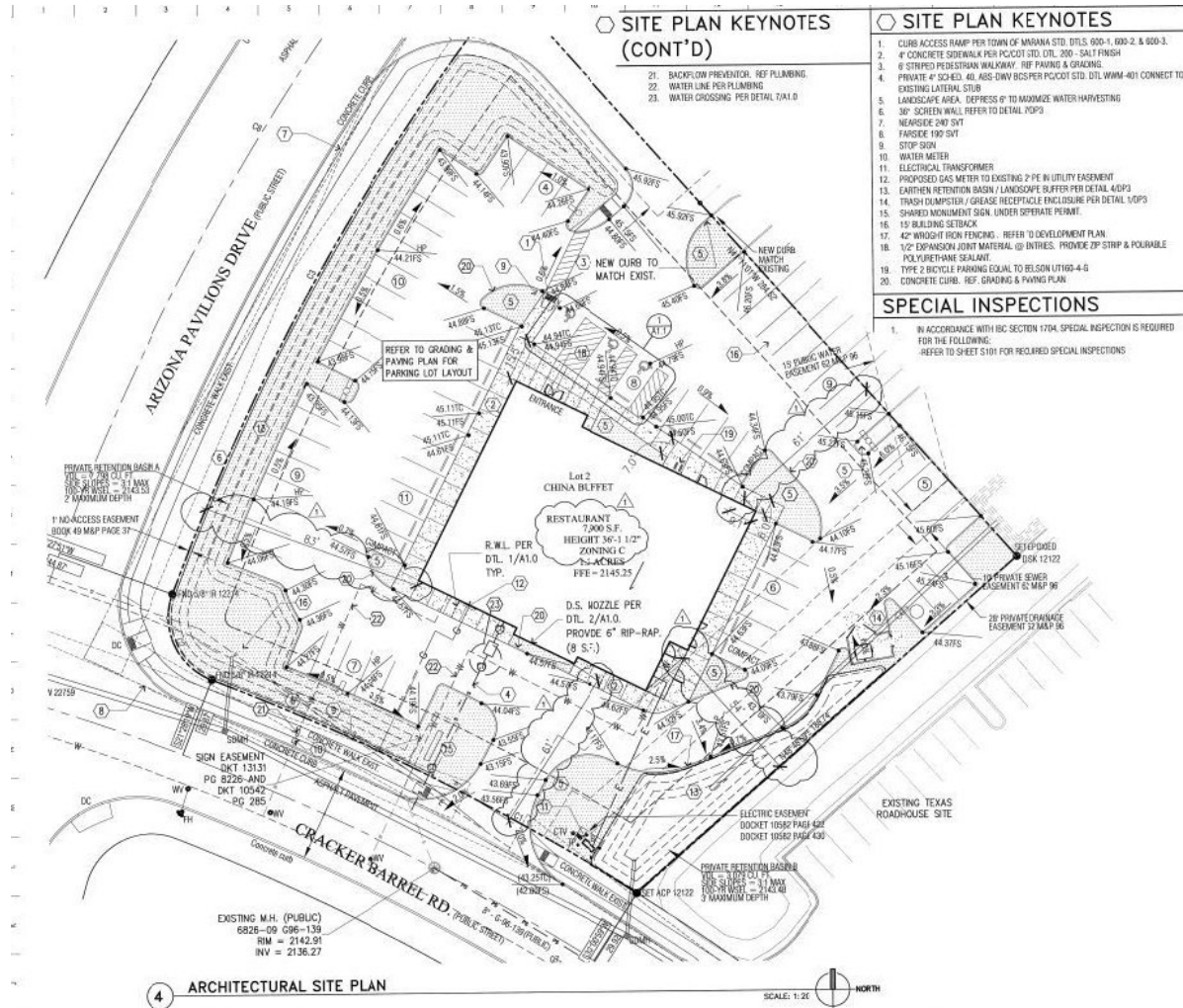
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## SITE PLAN



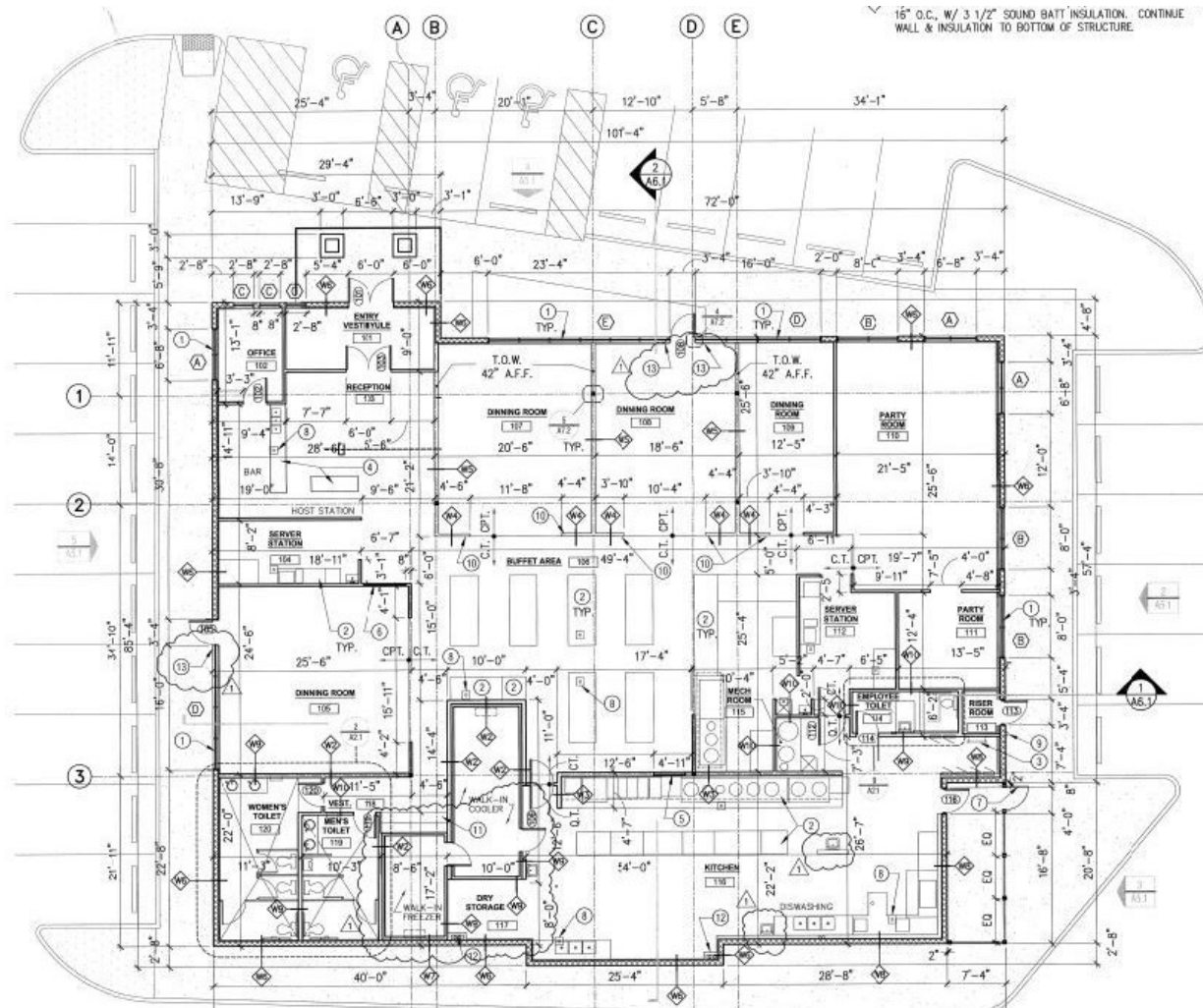
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## FLOOR PLAN



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