

4985 N. SUNLAND GIN RD

ELOY, AZ



**WE ARE
THE CENTER
OF RETAIL**

For Lease | Free Standing Retail



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PICOR.COM

4985 N. SUNLAND GIN RD

ELOY, AZ

RETAIL SPACE

2,000± SF

LEASE RATE

\$7,500 / Mo., NNN

ZONING

General Commercial

PROPERTY TAXES

\$6,692 (\$3.35/SF Yr) 2022

NEIGHBORING TENANTS

Nearby Love's Travel Stop and Country Store, Arby's, Motel 6, & More

COMMENTS

- 2,000± SF freestanding building with patio space and drive-thru
- Great freeway-oriented location with pylon signage
- Strong traffic count – 54,373 VPD (Source: ADT 2021)
- Available for sublease
- Abundant parking



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	30	\$36,658	7	\$182.47 K
3 Miles	5,784	\$58,497	380	\$59.11 M
5 Miles	19,200	\$89,108	7,651	\$237.98 M

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SUBJECT

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 2/27/2023

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