# 4985 N. SUNLAND GIN RD



ELOY, AZ

For Lease | Free Standing Retail

WE ARE THE CENTER OF RETAIL





# 4985 N. SUNLAND GIN RD

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#### 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

Independently Owned and Operated / A Member of the Cushman & Wakefield

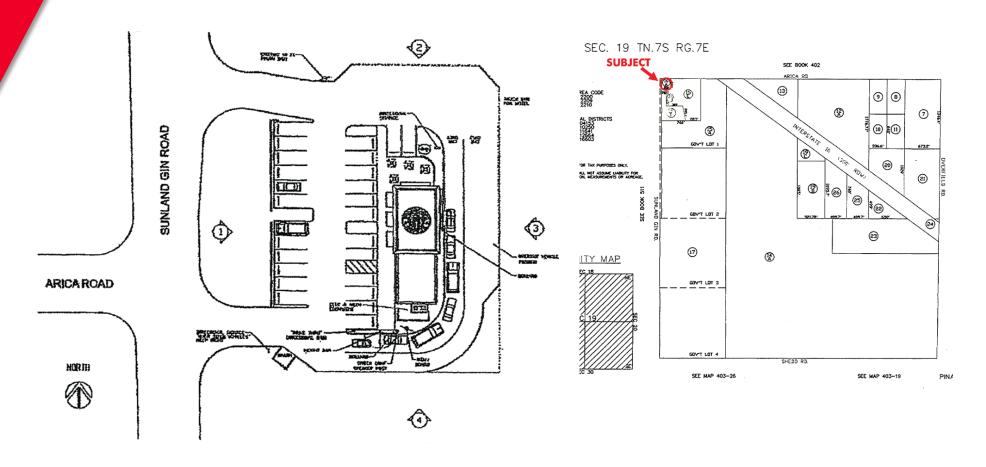
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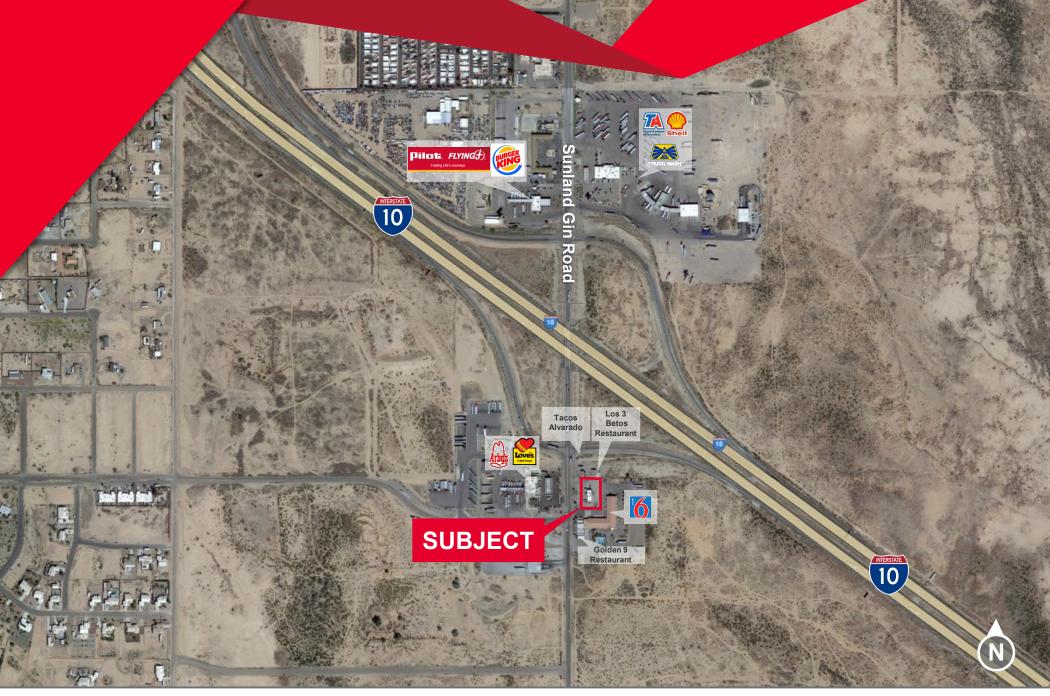


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#### SITE PLAN





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