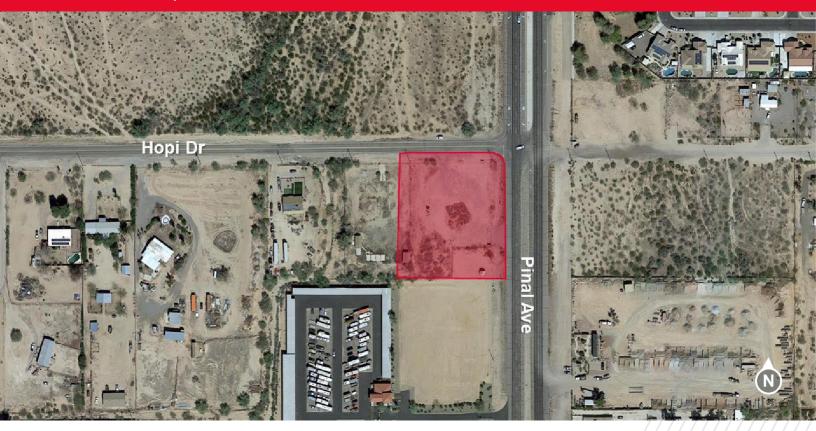


FOR SALE 10356 N Pinal Ave Casa Grande, AZ 85122



PROPERTY HIGHLIGHTS

- Pinal Avenue carries commuter traffic from Casa Grande to I-10 in route to Phoenix
- · High traffic counts
- · Dense population in area

BUILDING SF	N/A
LAND SF	50,965 SF
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	Pinal Ave 19,523 VPD (2022)

SIGNAGE TYPE	N/A
1-MILE (POP.)	3,750
3-MILE (POP.)	10,688
MED. INCOME	\$80,109.50
SPACE USE	Retail / Office



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LEGAL INFORMATION

TAX PARCEL ID	509-79-012A
2021 RE TAXES	\$935.04
ZONING	CB-1, 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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