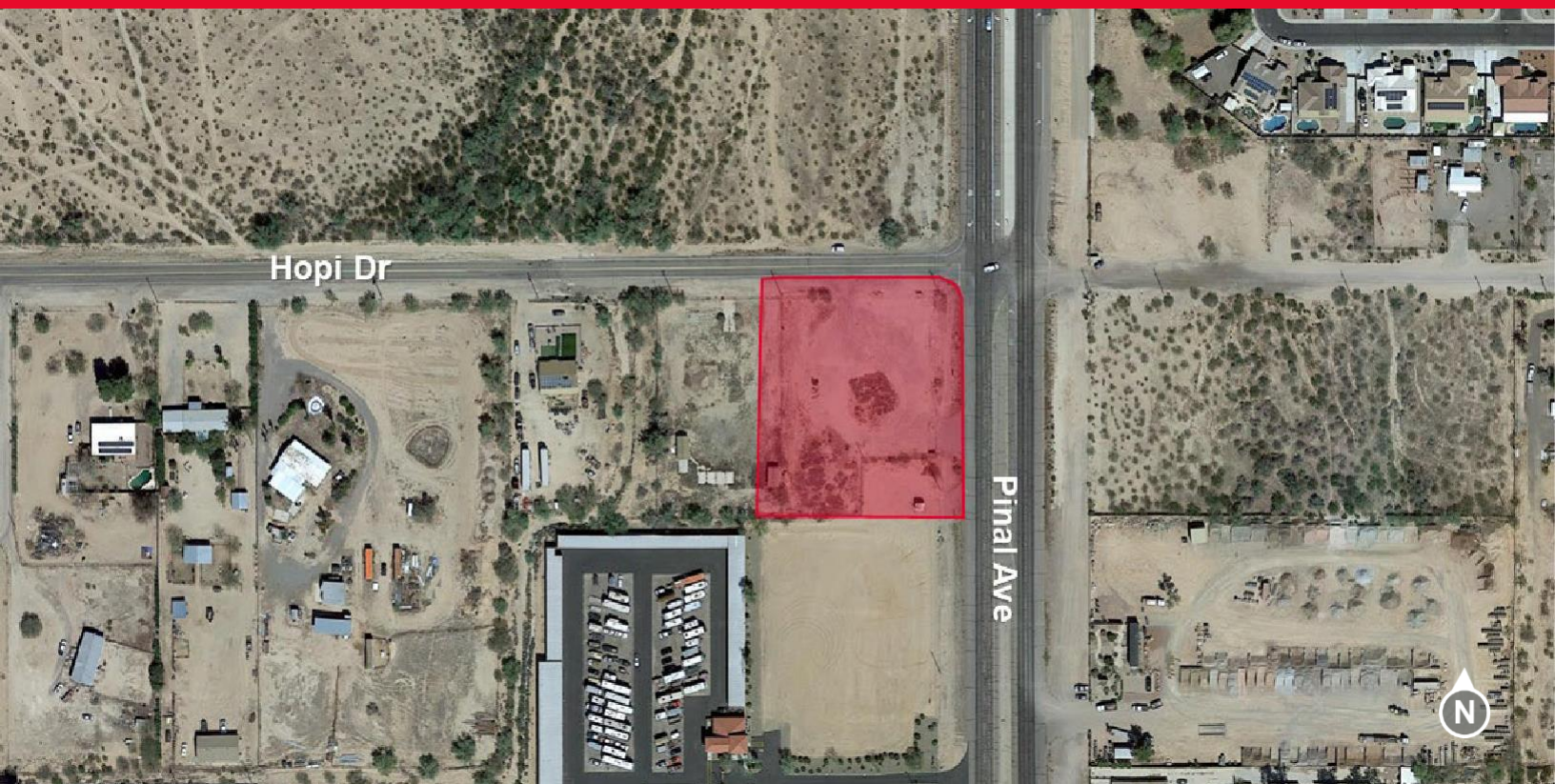


FOR SALE

**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 |



JEFF SCHEIDEGGER

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TUCSON CONTACT

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TUCSON CONTACT

ROB TOMLINSON

Principal
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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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