

## FOR SALE

236 N. Coronado Blvd.  
Morenci, AZ 85540

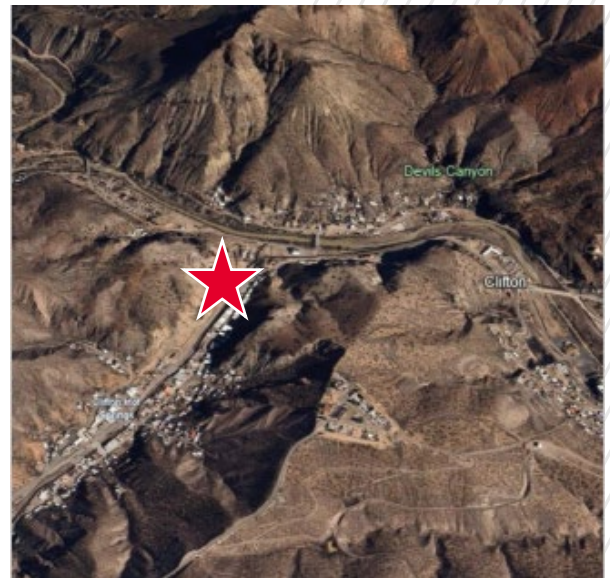


### PROPERTY HIGHLIGHTS

- Circle K and a nearby copper mine
- Excess land at operating store
- Few competitive commercial services provided in this market
- Gateway location to historic Chase Creek District

|                       |         |
|-----------------------|---------|
| <b>BUILDING SF</b>    | 4,717   |
| <b>LAND SF</b>        | 0.656   |
| <b>YEAR BUILT</b>     | 1952    |
| <b>PARKING</b>        | TBD     |
| <b>TRAFFIC COUNTS</b> | 352 VPD |

|                      |                                |
|----------------------|--------------------------------|
| <b>SIGNAGE TYPE</b>  | TBD                            |
| <b>1-MILE (POP.)</b> | 1,000                          |
| <b>3-MILE (POP.)</b> | 5,597                          |
| <b>MED. INCOME</b>   | \$61,607                       |
| <b>SPACE USE</b>     | office space,<br>redevelopment |



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### LEGAL INFORMATION

|                      |             |
|----------------------|-------------|
| <b>TAX PARCEL ID</b> | 200-80-011A |
| <b>2023 RE TAXES</b> | \$1381.42   |
| <b>ZONING</b>        | HP-1        |



### 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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