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## FOR SALE 13185 E. Colossal Cave Road Vail, AZ 85641



### **PROPERTY HIGHLIGHTS**

- · Freestanding identity
- Abundant parking
- High traffic counts
- Strong daytime employment
- Dense population in area

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	72,426	1-MILE (POP.)	2,643
YEAR BUILT	N/A	3-MILE (POP.)	13,190
PARKING	N/A	MED. INCOME	\$95,833 (1-MI)
TRAFFIC COUNTS	9,727 VPD	SPACE USE	Retail / Office



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#### TUCSON CONTACT **GREG FURRIER** Principal +1 520 909 6111 gfurrier@picor.com

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#### **LEGAL INFORMATION**

TAX PARCEL ID	305-13-054D	
2020 RE TAXES	\$694.66	
ZONING	Pima County RH (Rural Homestead)	



### 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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