

SINGLE  
TENANT  
RETAIL  
OPPORTUNITY

9,180 SF  
±1.23 ACRES

SANDERS  
ARIZONA



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# FREESTANDING RETAIL BUILDING

339 U.S. 191 Exit 339 | Sanders, AZ



## LOCATION DESCRIPTION

I-40 & US-191 - Sanders, AZ

## PROPERTY HIGHLIGHTS

- Freestanding Retail Building for Lease or Sale
- 9,180 SF on ±1.23 Acres
- Formerly Occupied by Family Dollar/Dollar Tree
- Pylon Signage Available
- Located Immediately Off Interstate 40, a Major Connector with Direct Access to Flagstaff to the West and Albuquerque to the East
- Approximately 20 Miles from the Arizona/New Mexico Border
- Adjacent to Navajo Nation, the Largest in the Country with ±340,000 Members
- Down the Road from a Silica Sand Plant, Generating Numerous Jobs in the Area
- Zoned: 1040-Commercial Misc

## AREA CO-TENANTS

**Bashas'**

**DOLLAR GENERAL**



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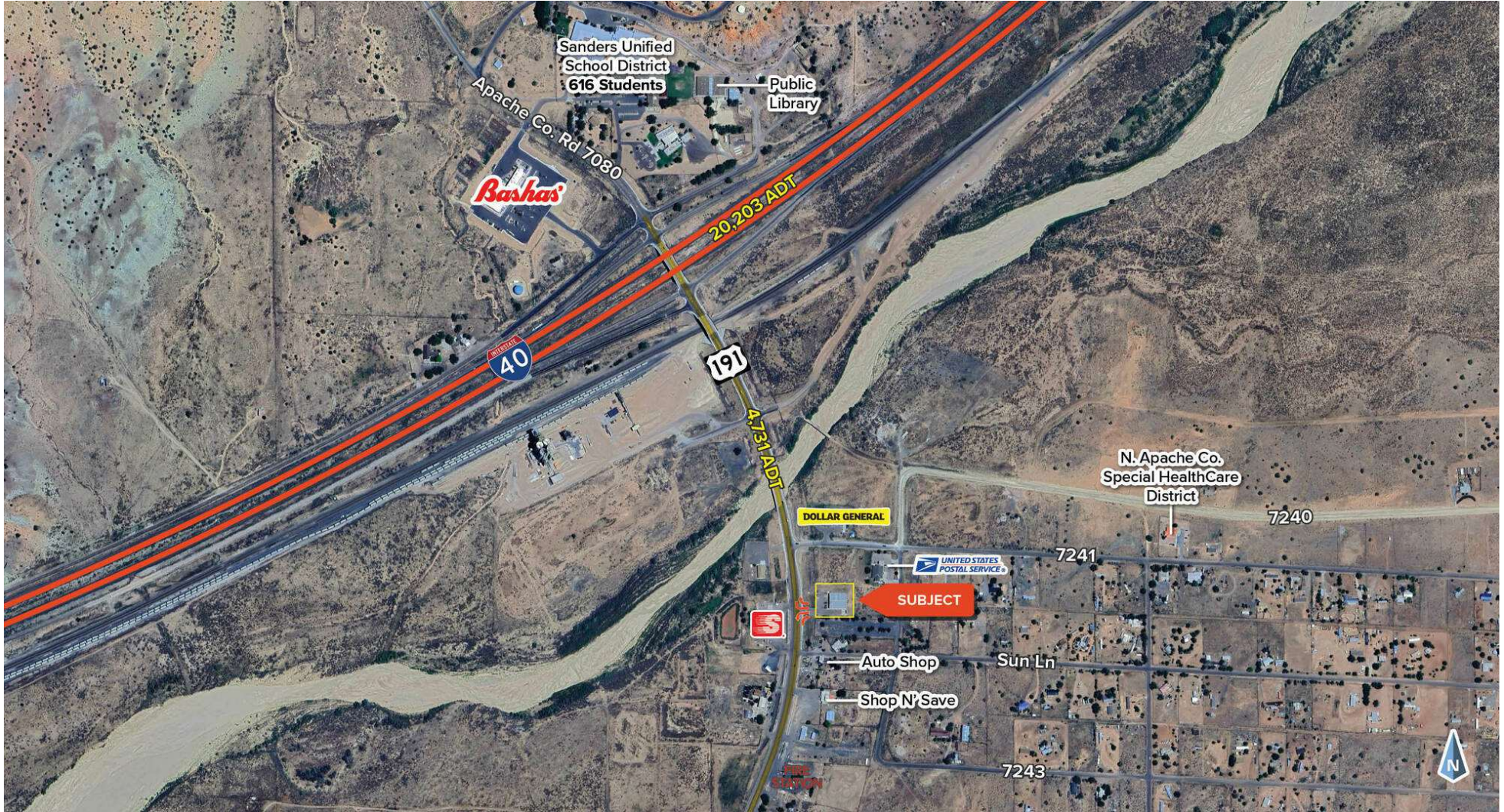
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## POPULATION

|            | 10 MILE | 25 MILES | 50 MILES |
|------------|---------|----------|----------|
| Area Total | 2,984   | 7,270    | 78,451   |
| Median Age | 38.3    | 39.6     | 36.9     |



## HOUSEHOLD INCOME

|         | 10 MILE  | 25 MILES | 50 MILES |
|---------|----------|----------|----------|
| Median  | \$28,336 | \$26,621 | \$45,262 |
| Average | \$45,645 | \$44,681 | \$66,950 |



## DAYTIME WORKFORCE

|                    | 10 MILE | 25 MILES | 50 MILES |
|--------------------|---------|----------|----------|
| Total Businesses   | 68      | 91       | 2,195    |
| Employees          | 930     | 1,118    | 32,854   |
| Daytime Population | 2,807   | 6,177    | 80,894   |



## EDUCATION

|                         | 10 MILE | 25 MILES | 50 MILES |
|-------------------------|---------|----------|----------|
| Percentage with Degrees | 15.4%   | 14.7%    | 24.3%    |



## EMPLOYMENT

|              | 10 MILE | 25 MILES | 50 MILES |
|--------------|---------|----------|----------|
| White Collar | 47.7%   | 44.8%    | 55.2%    |
| Services     | 25.0%   | 26.9%    | 24.7%    |
| Blue Collar  | 27.0%   | 28.4%    | 20.0%    |



## HOUSEHOLD STATISTICS

|                   | 10 MILE  | 25 MILES | 50 MILES |
|-------------------|----------|----------|----------|
| Households        | 1,090    | 2,828    | 29,001   |
| Median Home Value | \$68,380 | \$64,516 | \$88,100 |

\*2024 Demographic data derived from ESRI

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