

PARK PINEWAY PLAZA

4411-4481 S. WHITE MOUNTAIN ROAD, SHOW LOW, ARIZONA 85901

RETAIL SUITE & PAD AVAILABLE



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# PROPERTY SUMMARY

**AVAILABLE** 1,092 SF FOR LEASE & 2,400 SF PAD FOR SALE

- Recently remodeled
- Zoning: C2, General Commercial
- Excellent visibility from State Highway 260, a major thoroughfare to NE Arizona (the White Mountains)
- As the regional commercial and service hub, Show Low is the economic center for a 50-mile radius with a population over 83,000
- Other co-tenants: Harbor Freight Tools, GameStop, Boot Barn, Aaron's, Verizon and more

## TENANTS:



## TRAFFIC COUNTS

**N** White Mountain Rd: 14,811 VPD

**S** White Mountain Rd: 14,705 VPD



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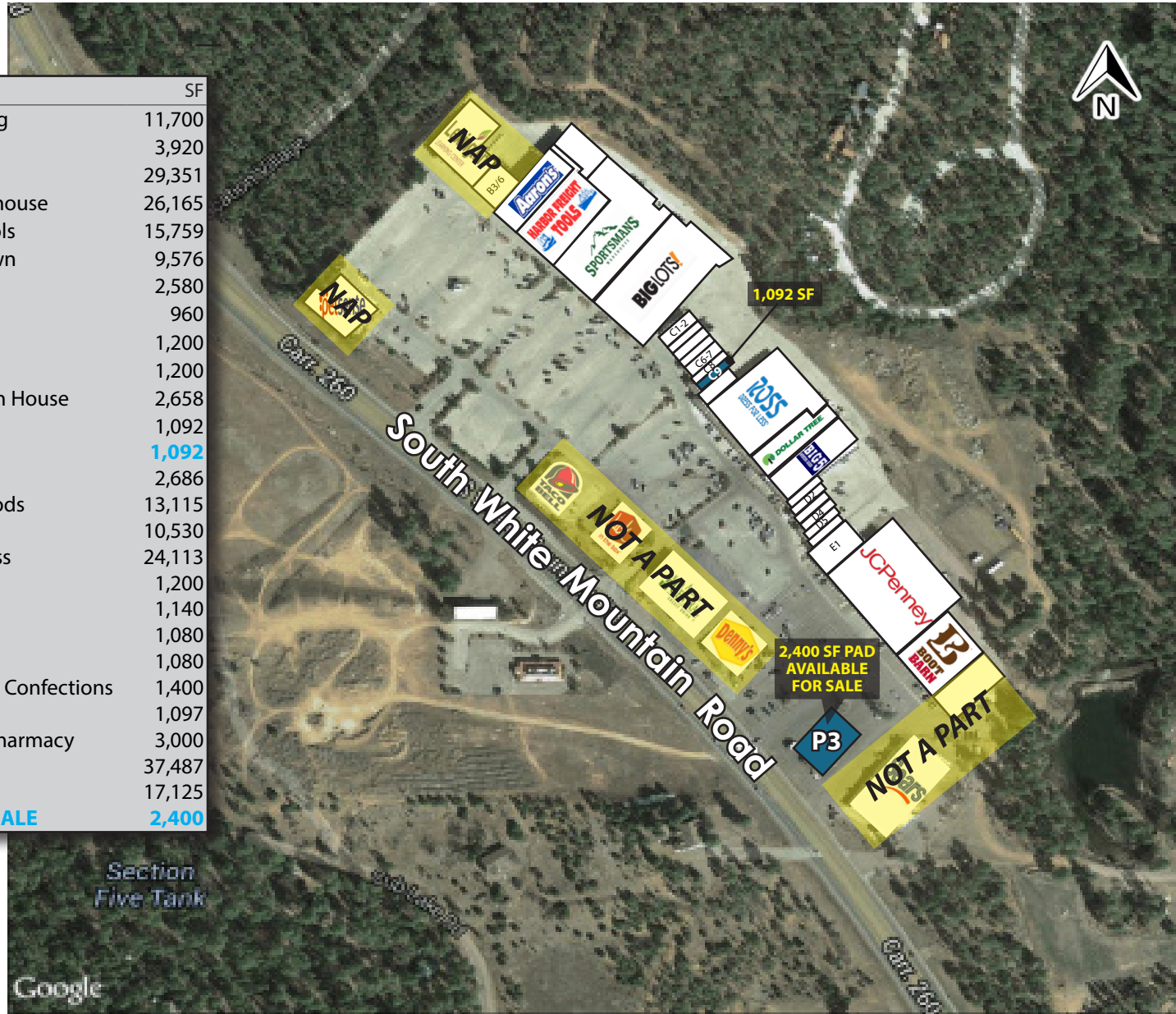
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# SITE PLAN

Suite	Tenant	SF
AB 1/2	Lexington Learning	11,700
B 3/6	Shao's China Wok	3,920
A-YC	Big Lots!	29,351
B-YC	Sportsman's Warehouse	26,165
C-YC	Harbor Freight Tools	15,759
D-YC	Aaron's Rent to Own	9,576
C 1/2	Radio Shack	2,580
C3	Sassy Nail Salon	960
C4	Game Stop	1,200
C5	Verizon	1,200
C 6/7	Contractors Design House	2,658
C8	Health Touch	1,092
<b>C9</b>	<b>AVAILABLE</b>	<b>1,092</b>
C 10/11	Majestic Music	2,686
101	Big 5 Sporting Goods	13,115
102	Dollar Tree	10,530
103	ROSS Dress For Less	24,113
D1	Subway	1,200
D2	Minuteman Press	1,140
D3	Fantastic Sam's	1,080
D4	Vitalife Infusion	1,080
D5	Persnikkitys Sweet Confections	1,400
D6	Jackson Hewitt	1,097
E1	White Mountain Pharmacy	3,000
E 2/3	JCPenney	37,487
F1	Boot Barn	17,125
<b>P3</b>	<b>AVAILABLE FOR SALE</b>	<b>2,400</b>



# DEMOGRAPHICS



POPULATION	10 MILES	20 MILES	50 MILES
Total Population	28,416	43,864	83,668
Average Age	42.1	41.8	37.5
Average Age (Male)	41.0	40.7	36.8
Average Age (Female)	42.6	42.5	38.4



AVG. HH INCOME	10 MILES	20 MILES	50 MILES
Average HH Income	\$55,176	\$56,236	\$53,043
Average House Value	\$197,141	\$198,060	\$202,442



HH UNITS	10 MILES	20 MILES	50 MILES
# of Persons per HH	2.4	2.5	2.9



DAYTIME POPULATION	10 MILE	20 MILES	50 MILES
Total Employees	10,668	11,692	18,974
Total Businesses	1,446	1,612	2,199



HOUSEHOLDS	10 MILE	20 MILES	50 MILES
2023 Households	13,862	19,173	34,913
2028 Households	14,905	20,980	29,183

