



FOR LEASE | RETAIL

# Corner Retail Building On Superstition Blvd

832 N Main St | Apache Junction, AZ 85120

PRESENTED BY:

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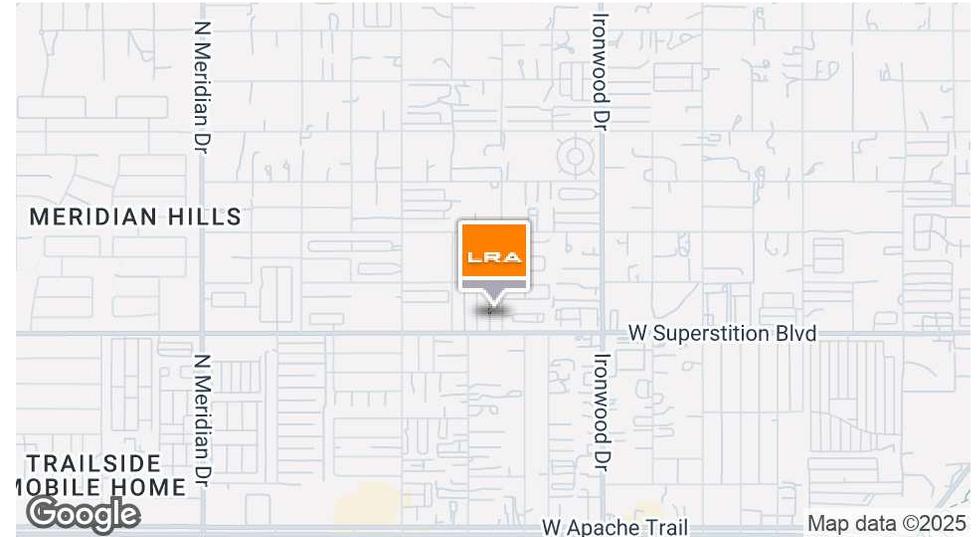
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## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
W Superstition Blvd	N Main Dr W	13,636	2018	0.05 mi
West Superstition Boulev...	N Lawther Dr W	10,423	2020	0.15 mi
W Superstition Blvd	N Lawther Dr E	12,625	2020	0.16 mi
W Superstition Blvd	N Lawther Dr E	13,593	2018	0.16 mi
W Superstition Blvd	N Saguaro Dr W	12,110	2016	0.20 mi
W Superstition Blvd	N Saguaro Dr W	10,703	2020	0.20 mi
N Delaware Dr	W Superstition Blvd S	3,131	2020	0.23 mi
N Delaware Dr	W Superstition Blvd S	3,613	2018	0.23 mi
N Delaware Dr	W Superstition Blvd N	2,944	2020	0.23 mi
N Delaware Dr	W Superstition Blvd N	4,196	2018	0.23 mi

Made with TrafficMetrix® Products



## OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (MG)
Building Size:	2,400 SF
Available SF:	2,400 SF
Lot Size:	0.39 Acres
Year Built:	1983
Zoning:	B-1, Apache Junction
Market:	Phoenix East Valley
Submarket:	Apache Junction

## PROPERTY OVERVIEW

Modified Gross lease.

## PROPERTY HIGHLIGHTS

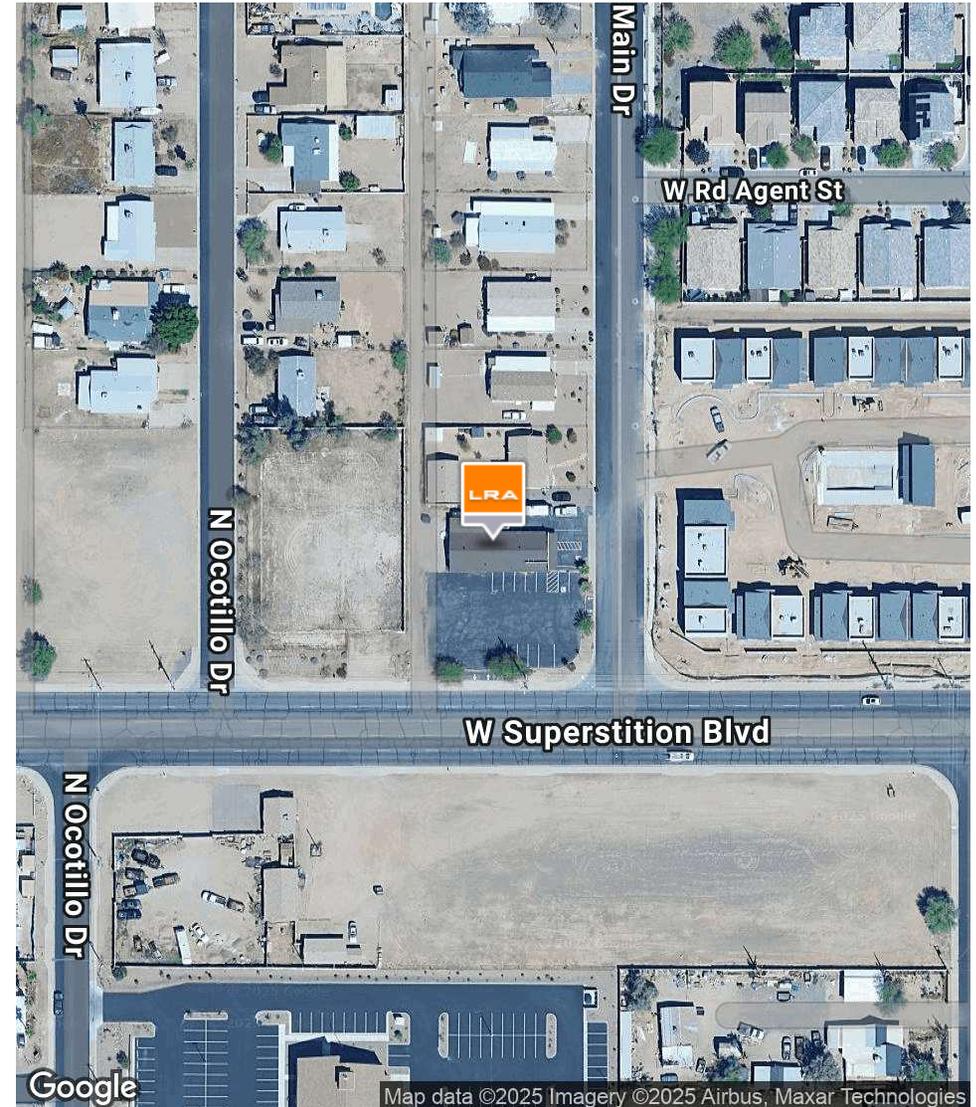
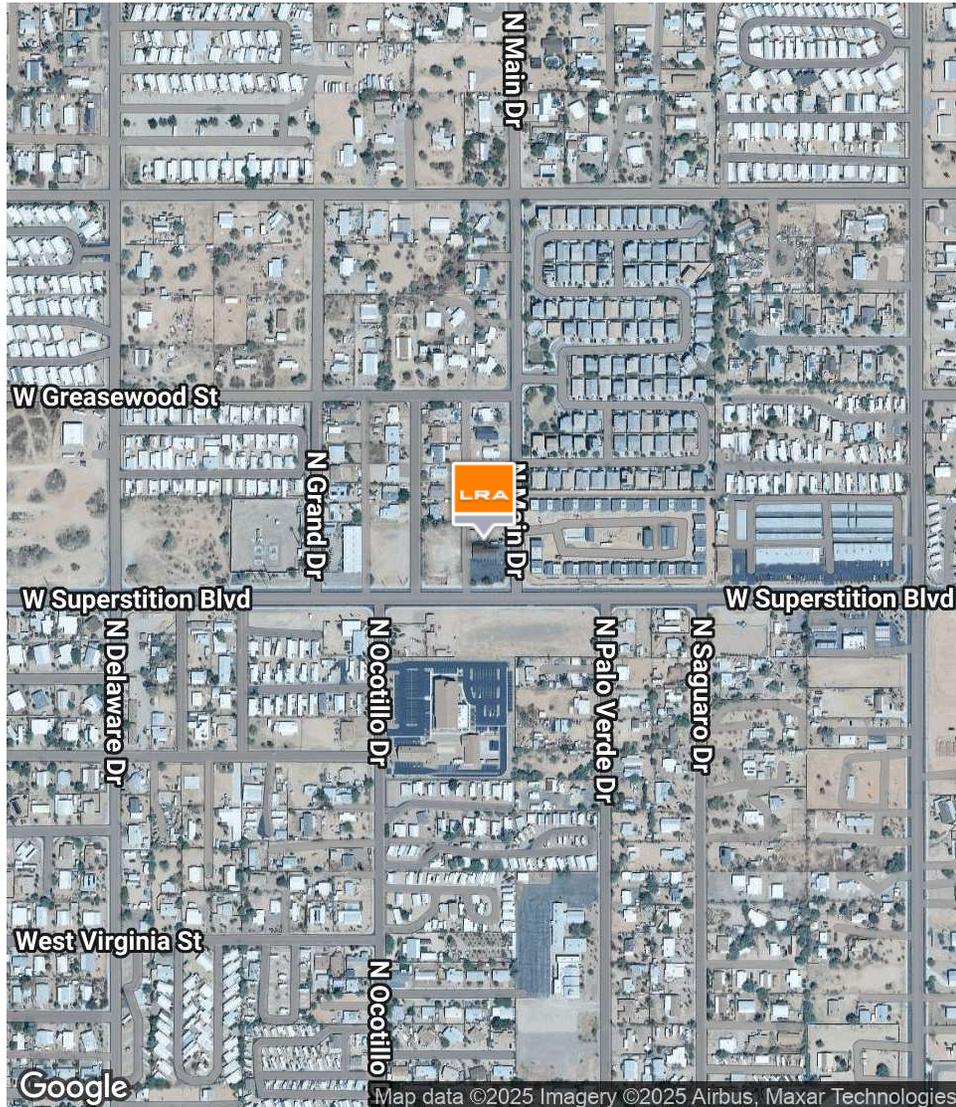
- Hard Corner
- Former Retail Convenience Store
- Large retail 0.39 ac +/- lot
- 2,400 sf building
- 20+ parking spaces



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,488	52,506	111,226
Average Age	47.4	44.0	42.5
Average Age (Male)	45.2	41.9	40.8
Average Age (Female)	50.8	45.7	44.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,036	22,189	44,935
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$43,295	\$53,312	\$57,942
Average House Value	\$125,206	\$155,599	\$182,661

\* Demographic data derived from 2020 ACS - US Census

