

Brent Mallonee

Managing Director +1 602 224 4437 brent.mallonee@cushwake.com 2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph:+1 602 954 9000 fx:+1 602 253 0528 www.cushmanwakefield.com







Property Features

- Hard corner site along Pinal Avenue one of the main arterials in Casa Grande
- Located ±1 mile from Casa Grande Municipal Airport
- Approximately ±3 miles west of Interstate 10 with ±48,004 VPD
- Monument signage on both Pinal Avenue and McCartney Road
- One mile from Casa Grande Union High (±1,977 students)
- Signalized intersection
- Strong household incomes of approximately \$75,000 in a 3 mile radius

Property Summary

Address: 2812 N Pinal Ave,

Casa Grande, AZ 85122

Building Size: ±4,136 SF

Lot Size ±1.34 AC

APN: 515-37-8040

Year Built: 2008

Lease Expiration: 3/31/2028

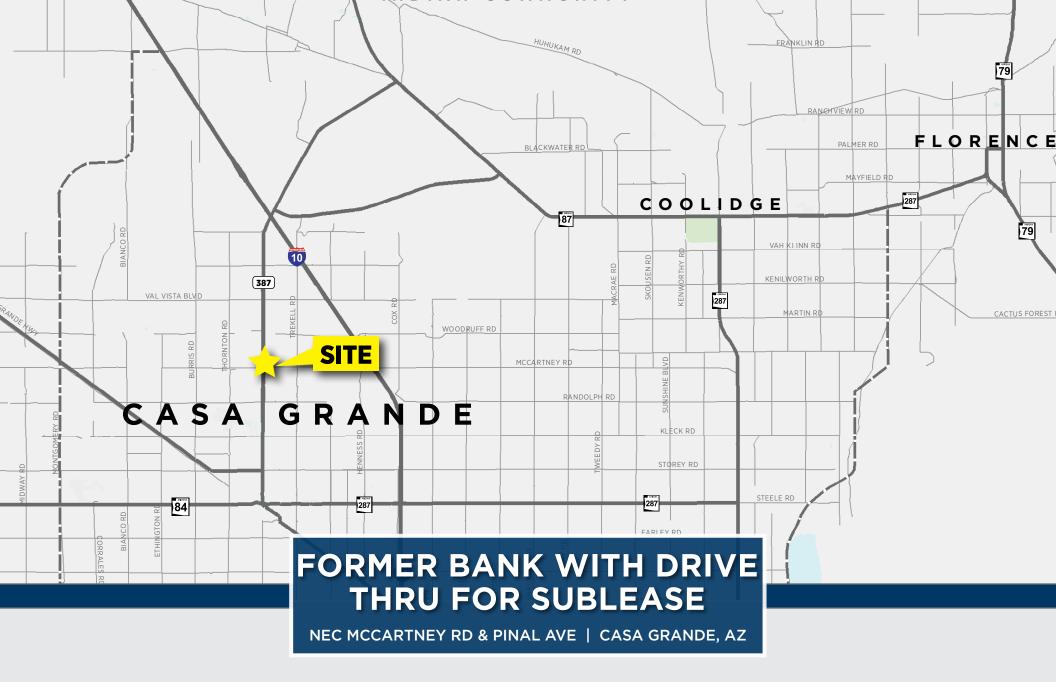
Demographics: *ESRI 2021

	1 Mile	3 Mile	5 mile
Population	4,298	27,712	59,587
Average HH Income	\$70,041	\$75,256	\$70,692
Households	1,437	9,738	21,424

Traffic Counts: *ADOT 2021

N/S ON PINAL AVENUE		
E/W ON MCCARTNEY ROAD		

±29,704	VPD
±11,943	VPD



Brent Mallonee

Managing Director +1 602 224 4437 brent.mallonee@cushwake.com 2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph:+1 602 954 9000 fx:+1 602 253 0528 www.cushmanwakefield.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.