

FOR LEASE

San Pedro Valley United Methodist Church

636 S Highway 80, Benson, AZ 85602

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Can be leased to up to two different tenants at an asking rate of \$12.00/sf on a triple-net basis.

The property consists of two buildings, a sanctuary building measuring 4,350 sf and an additional office/classroom building which measures 1,225 sf. The buildings sit on 1.55 acres or 67,518 square feet, Cochise County APN 123038-003D, and are located off Highway 80 which is one of the main thoroughfares through Benson and on the way to Tombstone and Bisbee.



The Area

Benson, Arizona is located 45 miles southeast of Tucson. It was founded as a rail terminal by Southern Pacific Railroad and later became the rail junction point to obtain ore and refined metal by wagon. It was incorporated in 1924. Benson is home to Kartchner Caverns State Park.

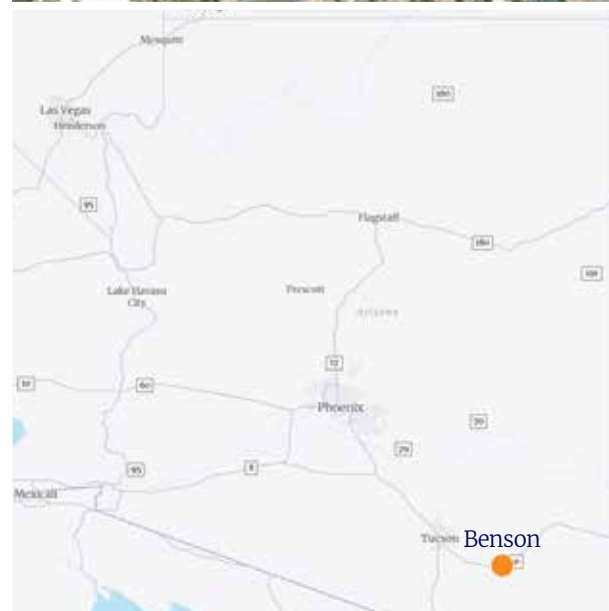
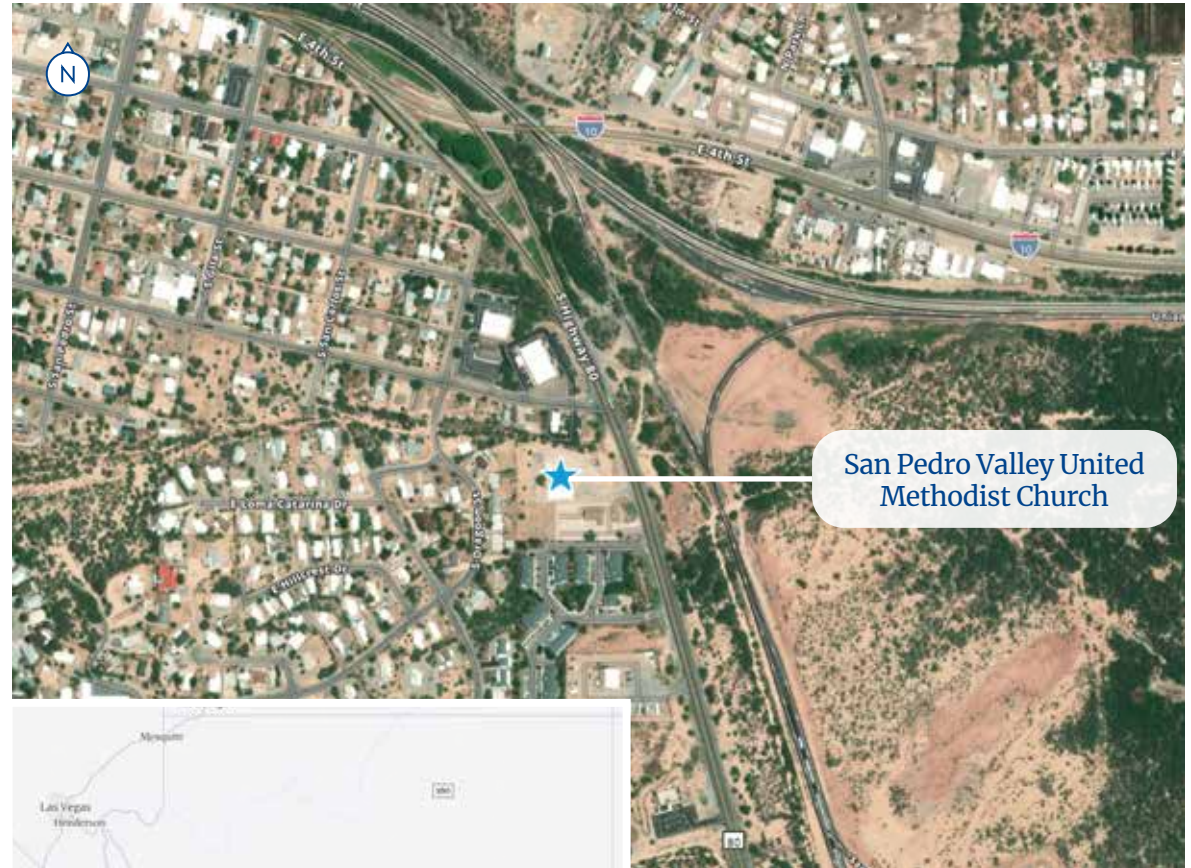
Benson Data

Benson is the third largest city in Cochise County. It sits at an elevation of 3,586 feet. Major employers are Arizona Electric Power Cooperative, Apache Nitrogen Products, Benson School District and the Benson Hospital.

Demographics, 5-mile radius

Population	8,011
Average Household Income	\$61,435
Daytime Population (workers)	3,389
Median Age	56

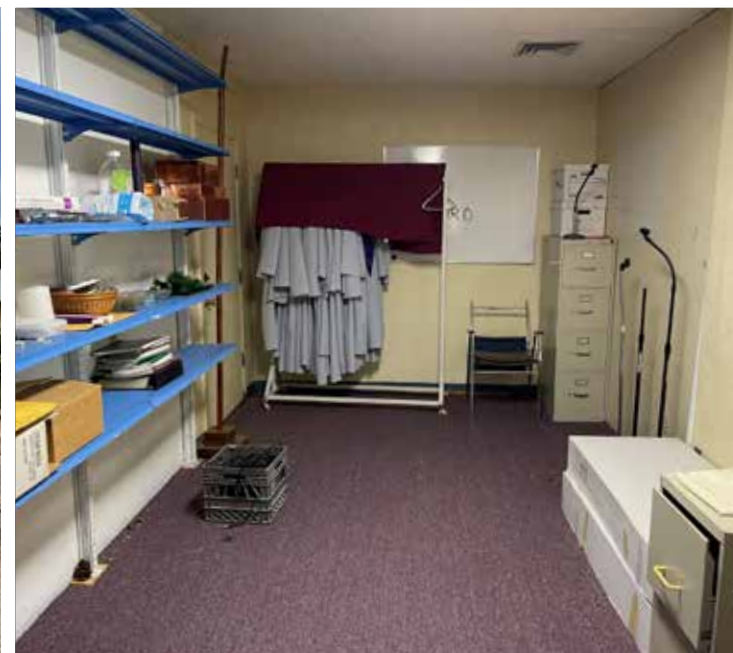
Benson, AZ



Distance from Benson to:

Phoenix	160 miles
Tucson	45 miles
Tombstone	28 miles
Bisbee	56 miles
Douglas (Mexican Border)	74 miles





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