

±9,180 SF Freestanding Retail Building

26645 AZ-89 | Congress, Arizona 85332

Former Family Dollar

Available For Sale or Lease



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Subject to Offer

Located at 26645 AZ-89 in Congress, Arizona, this $\pm 9,180$ SF freestanding retail building presents an excellent opportunity for sale or lease - available January 2026 for immediate occupancy.

Situated on approximately one acre along Highway 89, the primary route between Wickenburg and Prescott, the property offers strong visibility, ample parking, and easy access. Built in 2005 and formerly occupied by Family Dollar, the space features an open retail layout ideal for a variety of users including convenience, hardware, discount, or essential service operators.

The property is attractive to investors or owner/users seeking control of a high-visibility asset. Congress serves as a key gateway community for travelers, retirees, and nearby residents, with limited retail competition and consistent year-round traffic supporting long-term viability and value.



Key Highlights

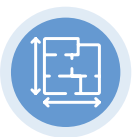
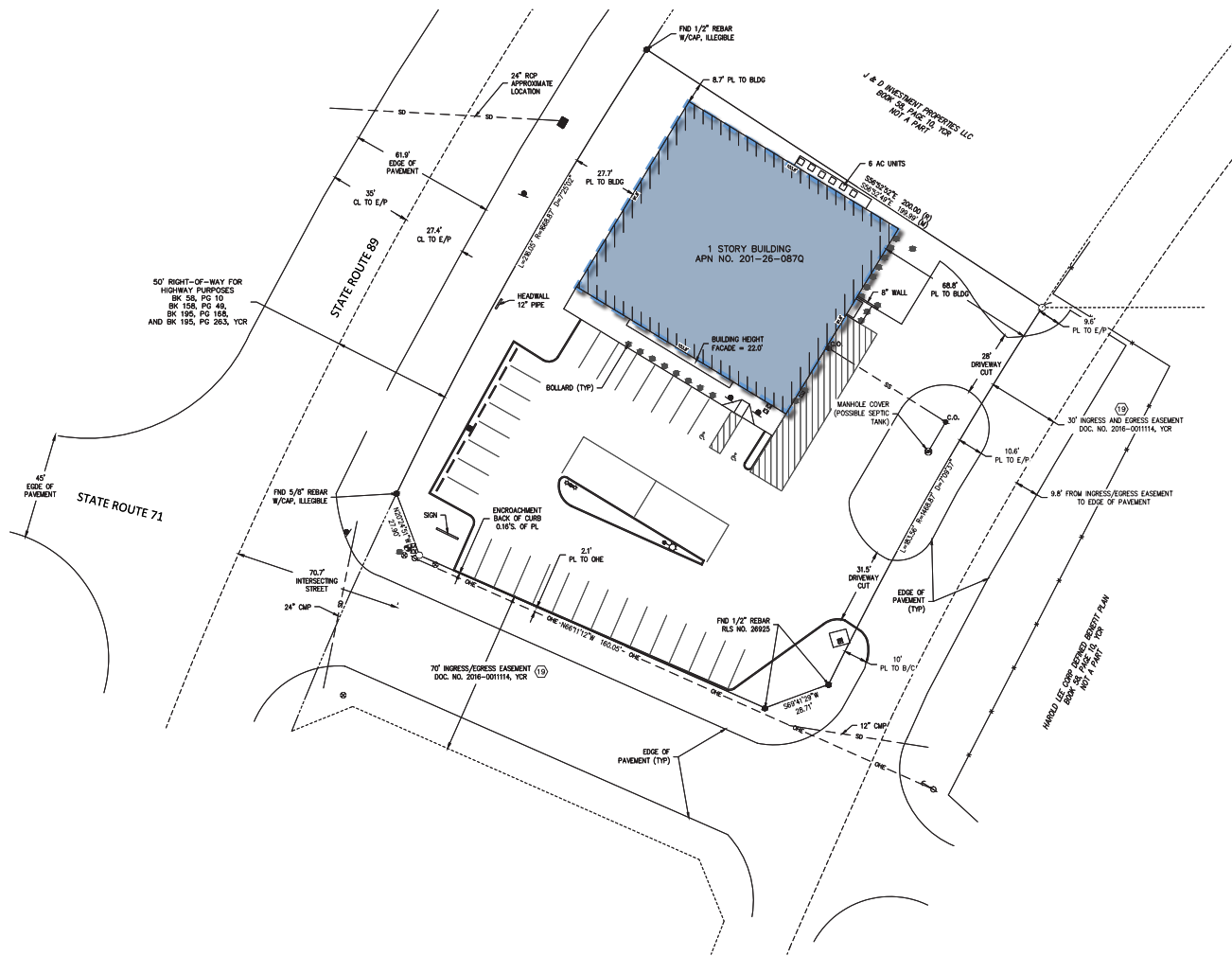
- **$\pm 9,180$ SF freestanding retail building** on ± 1.0 acre
- Ideal for owner/user or retail tenant occupancy
- Excellent visibility and access along **Highway 89**
- **Ample parking** and **loading area**
- Former Family Dollar with **flexible open floor plan**
- **High-traffic route** connecting Wickenburg and Prescott
- **Limited retail competition** within local trade area
- Strong household growth and stable income demographics



Offering Summary:

Sale Price	Subject to Offer
Lease Rate	Negotiable
Building Size	9,180 SF
Available	January 2026
Parking	50+
Built	2005
Taxes	\$12,512/yr
Expenses	TBD

Alta Survey



9,180 SF
Building



1 Acre



C2-1 Zoning



50+ Parking Spaces



400 amp Electricity



AZ-81 & AZ-71 Intersection

10-mile Demographics



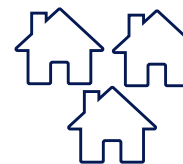
Current
Population (2025)

4,912



Average Home Value (2025)

\$668,723



Total
Households (2025)

2,649



Average Household
Income (2025)

\$107,685



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