

# TWIN PINES - 512 S BEELINE HWY PAYSON, AZ 85541



**Dan Smith**  
Designated Broker  
dan.smith@azelitecre.com  
(480) 907-7420



12,044 SF Total Retail Space (2,423 SF Available)

# High Visibility Location



**TWIN  
PINES**

# Demographics

<b>Population</b>	<b>2 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
2023 Population	12,454	21,196	22,835
2028 Population Projection	12,482	21,595	23,308
Annual Growth (2023-2028)	0.0%	0.4%	0.4%
<b>Households</b>	<b>2 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
Average Household Income	\$67,199	\$69,140	\$68,814
Median Household Income	\$52,603	\$52,893	\$52,475
Number of Households (2023)	5,584	9,419	10,121
Projected Number of Households (2028)	5,587	9,571	10,298
Average Household Size	2.2	2.2	2.2
Median Age	52.8	53.6	53.6
Total Specified Consumer Spending (\$)	161.7M	283.3M	304.7M
Owner Occupied Households	3,950	7,263	7,876
Renter Occupied Households	1,637	2,308	2,422

# Property Information

## 2,423 SF Contiguous Retail Space Available

SPACE	SIZE	TERM	RATE	TYPE
Suite 7	895 SF	Negotiable	\$1,180 + Tax	NNN
Suite 6	1,078 SF	Negotiable	\$1,511 + Tax	NNN
Suite 5A	450 SF	Negotiable	\$743 + Tax	NNN
PROPERTY FEATURES			SPECIFICATIONS	
<ul style="list-style-type: none"> <li>- Large Visible Monument Sign - Large Parking Lot</li> <li>- Frontage on S Beeline Hwy - High traffic count</li> <li>- Diverse Tenant Mix - Charming center</li> <li>- Near Major intersection of Hwy's 87 &amp; 260</li> </ul>			12,044 SF Center 45,738 SF Land (1.05 AC) Built in 1978	

### CURRENT TENANTS INCLUDE:



MAHANII SALON

Mike's Fish And Chips



RIM COUNTRY  
REPUBLICAN CLUB



Arizona Elite Commercial  
2425 S Stearman Dr, Suite 120  
Chandler, AZ 85286

Dan Smith, Designated Broker  
Office- 480.907.7420  
Email- dan.smith@azelitecre.com