



FOR SALE/LEASE

**9885 W UNION HILLS DR
SUN CITY, AZ 85373**

8,980 SF RETAIL SPACE • HARD CORNER LOCATION • REDEVELOPMENT OPPORTUNITY

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Property Summary

9885 W UNION HILLS DR • SUN CITY, AZ 85373

- 8,980 SF Retail Space
- Built in 1985
- ±2.5 miles west of the 101 Fwy
- Highly visible hard corner location
- Fully signalized intersection
- Located directly across from the Marinette Recreation Center
- Strong household incomes in the trade Area
- Redevelopment opportunity



Aerial

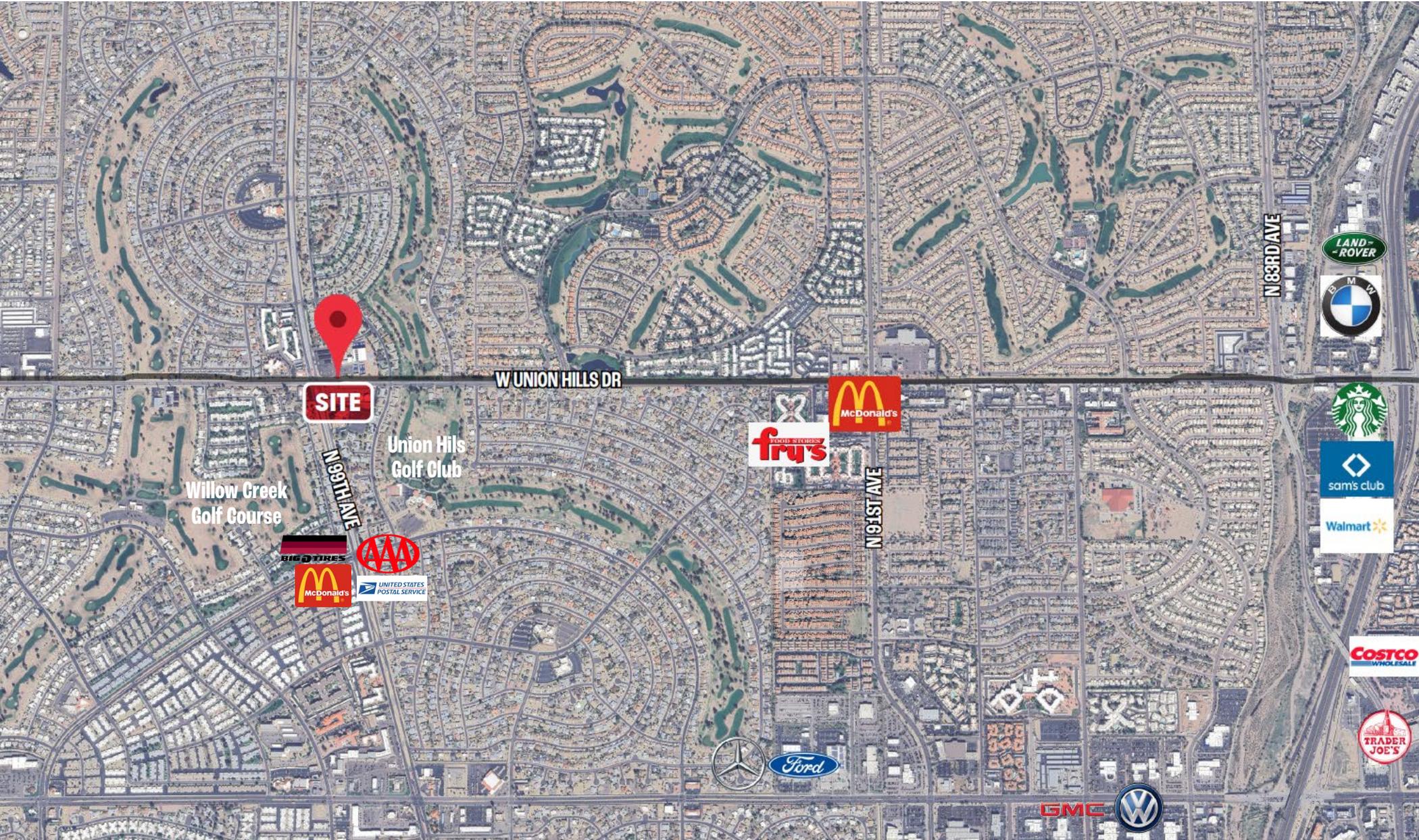


W UNION HILLS DR • 14,935 VPD

N 99TH AVE • 14,185 VPD



Map



The image features a red-tinted photograph of a modern, single-story building with large windows and a tiled roof. The building has signs for "CAR", "Complete Wellness Center", and "MEDICAL SUPPLY". In the background, there are palm trees and a clear sky. Overlaid on the center of the image is the Mohr Partners logo, which consists of a stylized 'M' icon followed by the text "MOHR PARTNERS" in a bold, sans-serif font. Below the logo, a dark grey rounded rectangle contains the address "9885 WEST UNION HILLS DRIVE • SUN CITY, AZ 85373" in white text.

MOHRTM PARTNERS

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