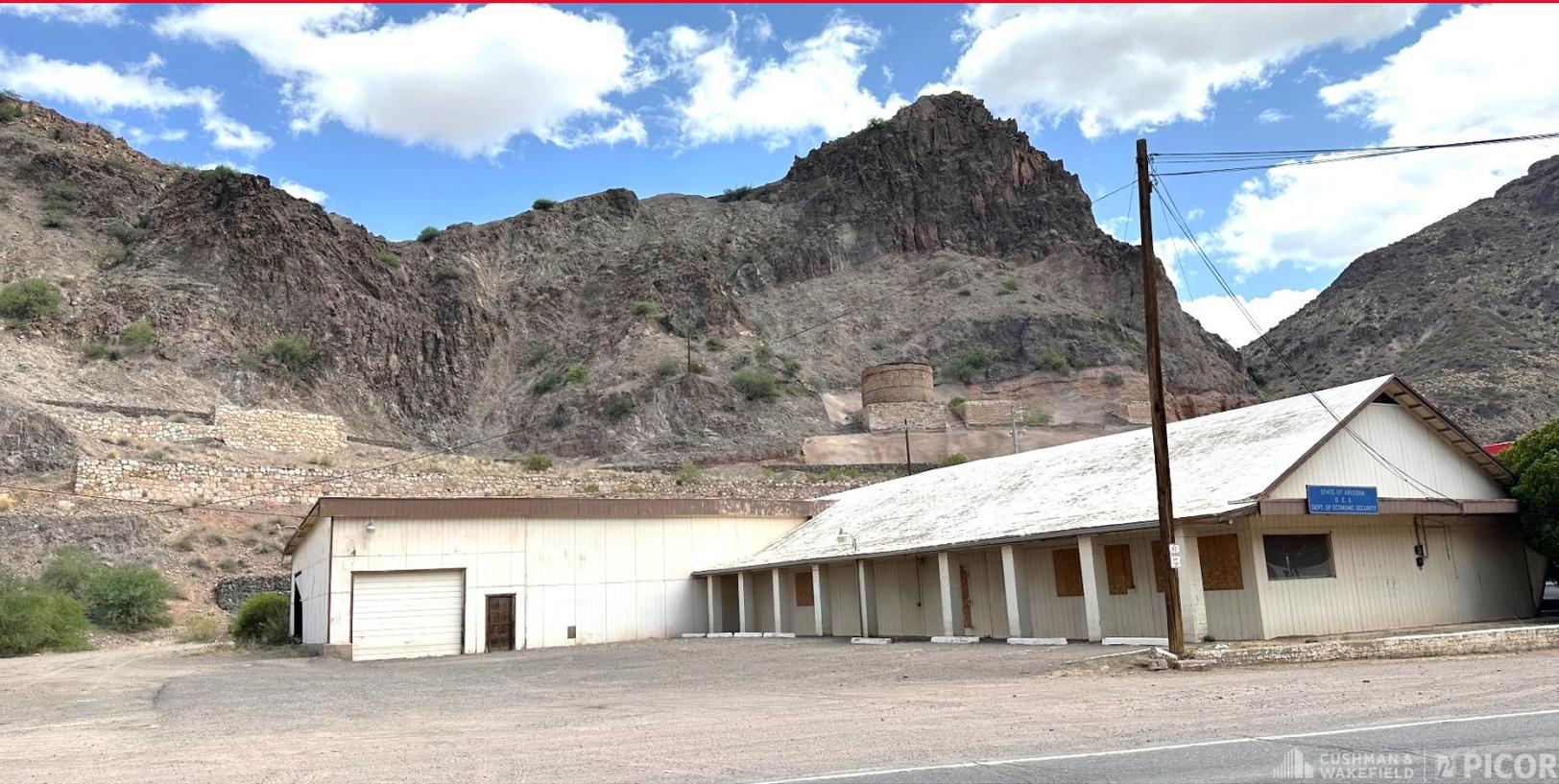


FOR SALE

236 N. Coronado Blvd.
Morenci, AZ 85540



PROPERTY HIGHLIGHTS

- Circle K and a nearby copper mine
- Excess land at operating store
- Few competitive commercial services provided in this market
- Gateway location to historic Chase Creek District

BUILDING SF	4,717
LAND AC	0.656
YEAR BUILT	1952
PARKING	TBD
TRAFFIC COUNTS	352 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	1,000
3-MILE (POP.)	5,597
MED. INCOME	\$61,607
SPACE USE	office space, redevelopment



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LEGAL INFORMATION

TAX PARCEL ID	200-80-011A
2023 RE TAXES	\$1381.42
ZONING	HP-1



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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