

# BUILT-OUT RESTAURANT

8464 N Cracker Barrel Rd | Marana, AZ 85743

CUSHMAN &  
WAKEFIELD

PICOR

FOR SALE OR LEASE

*Zoning allows for conversion to medical, clinical, office, & more*



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## PROPERTY DETAILS

Available	7,956 SF
Sale Price	Contact Agent
Lease Rate	Contact Agent
Lot Size	1.3 Acres
Zoning	Specific Plan
Tax Parcel No.	221-05-2870

## HIGHLIGHTS

- Freeway visibility
- Easy access
- Strong local demographics
- Currently open and operating (do not disturb occupant)
- Building signage and cosmetics are easily removable

## TRAFFIC COUNTS

Cortaro Road	22,365 VPD (2024)
I-10	107,959 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	4,406	\$129,712	2,370
3 Miles	43,540	\$125,524	7,462
5 Miles	91,188	\$119,386	17,612

**Rob Tomlinson** / Principal / [rtomlinson@picor.com](mailto:rtomlinson@picor.com) / +1 520 240 4299

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## SITE PLAN



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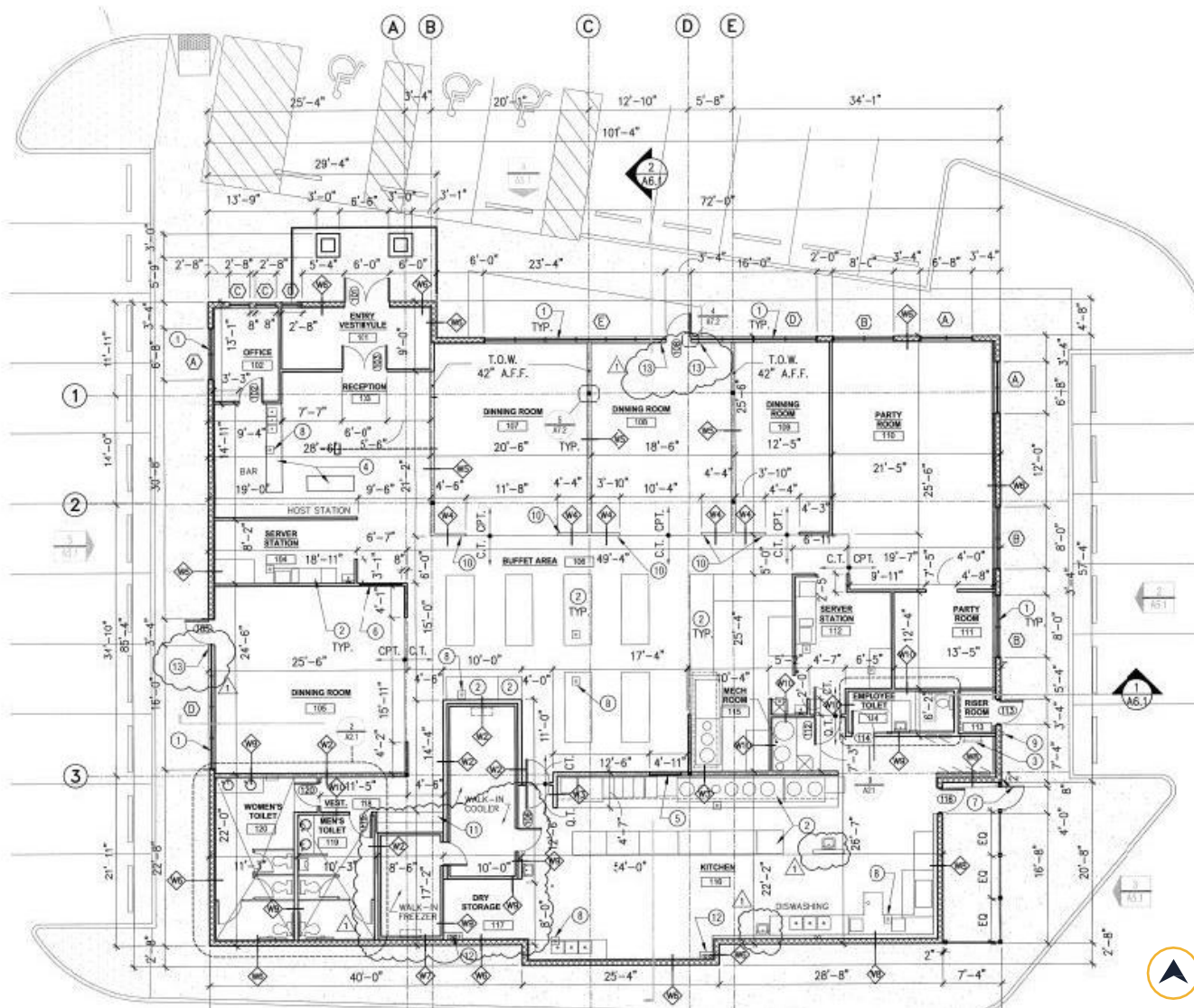
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## FLOOR PLAN



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