

**SINGLE
TENANT**

**RETAIL
OPPORTUNITY**

**9,180 SF
±1.23 ACRES**

**SANDERS
ARIZONA**



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FREESTANDING RETAIL BUILDING

339 U.S. 191 Exit 339 | Sanders, AZ



LOCATION DESCRIPTION

I-40 & US-191 - Sanders, AZ

PROPERTY HIGHLIGHTS

- Freestanding Retail Building for Lease or Sale
- 9,180 SF on ±1.23 Acres
- Formerly Occupied by Family Dollar/Dollar Tree
- Pylon Signage Available
- Located Immediately Off Interstate 40, a Major Connector with Direct Access to Flagstaff to the West and Albuquerque to the East
- Approximately 20 Miles from the Arizona/New Mexico Border
- Adjacent to Navajo Nation, the Largest in the Country with ±340,000 Members
- Down the Road from a Silica Sand Plant, Generating Numerous Jobs in the Area
- Zoned: 1040-Commercial Misc

AREA CO-TENANTS

Bashas'

DOLLAR GENERAL



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FREESTANDING RETAIL BUILDING

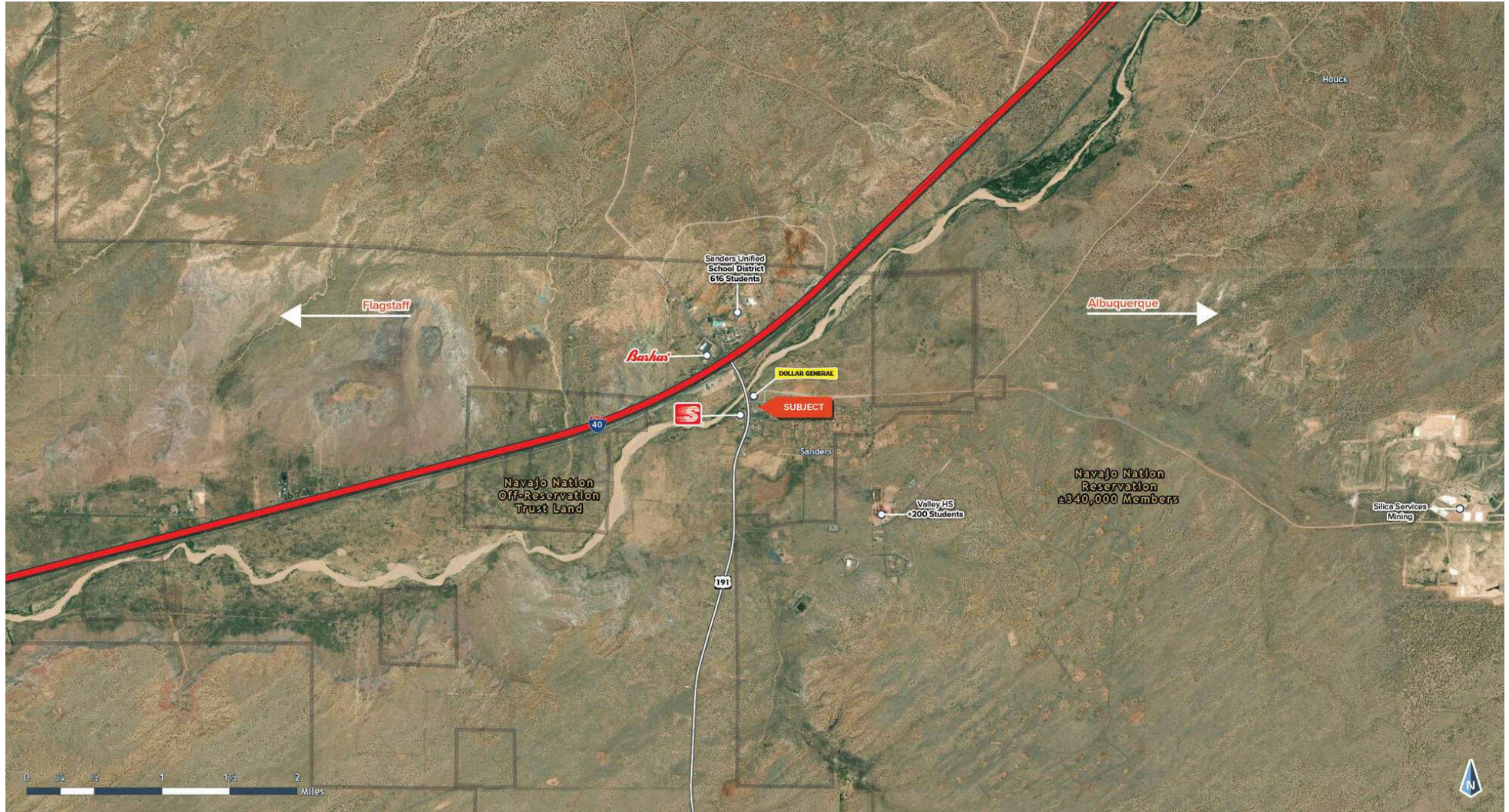
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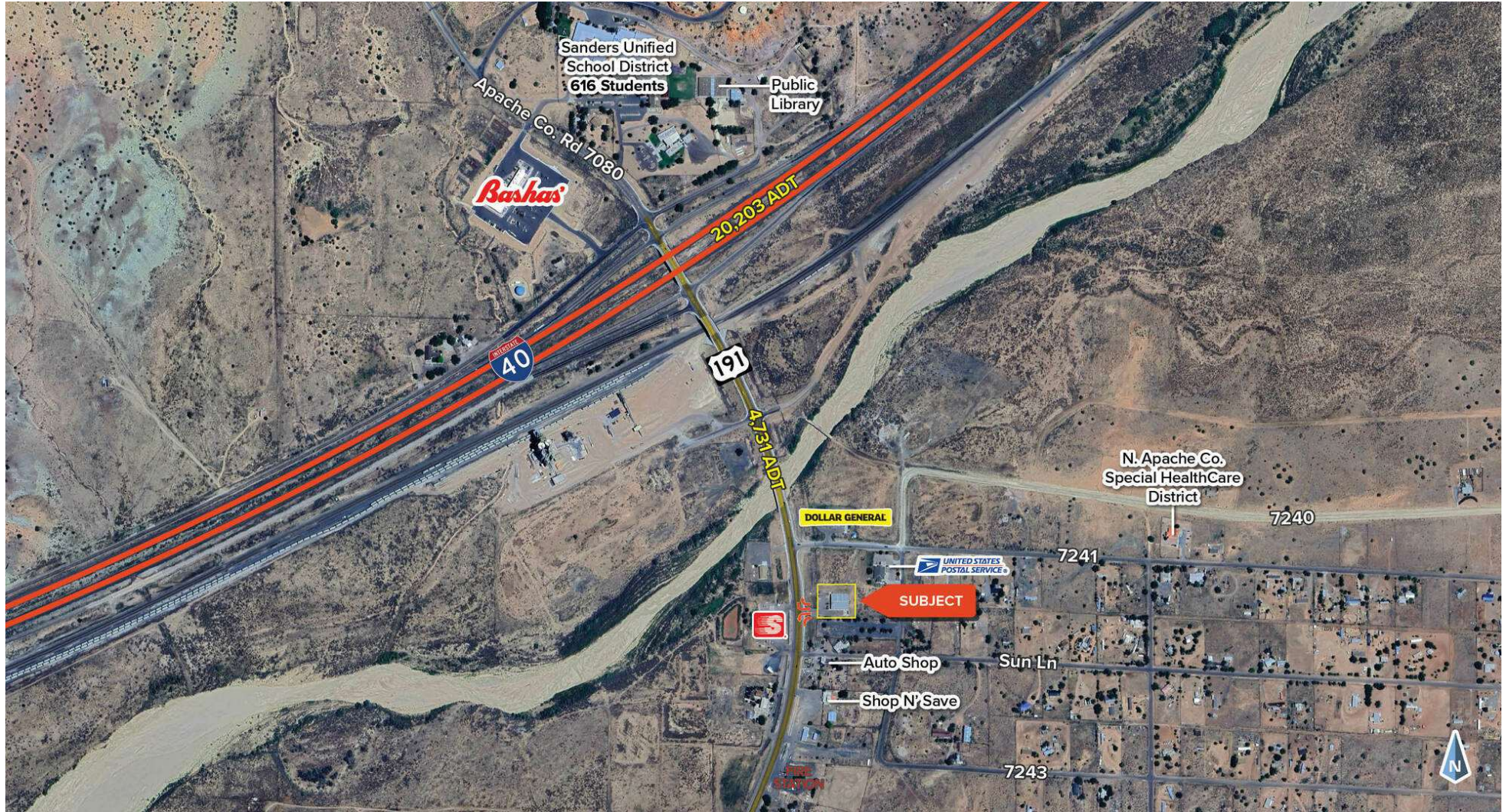
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POPULATION

	10 MILE	25 MILES	50 MILES
Area Total	2,984	7,270	78,451
Median Age	38.3	39.6	36.9



HOUSEHOLD INCOME

	10 MILE	25 MILES	50 MILES
Median	\$28,336	\$26,621	\$45,262
Average	\$45,645	\$44,681	\$66,950



DAYTIME WORKFORCE

	10 MILE	25 MILES	50 MILES
Total Businesses	68	91	2,195
Employees	930	1,118	32,854
Daytime Population	2,807	6,177	80,894



EDUCATION

	10 MILE	25 MILES	50 MILES
Percentage with Degrees	15.4%	14.7%	24.3%



EMPLOYMENT

	10 MILE	25 MILES	50 MILES
White Collar	47.7%	44.8%	55.2%
Services	25.0%	26.9%	24.7%
Blue Collar	27.0%	28.4%	20.0%



HOUSEHOLD STATISTICS

	10 MILE	25 MILES	50 MILES
Households	1,090	2,828	29,001
Median Home Value	\$68,380	\$64,516	\$88,100

*2024 Demographic data derived from ESRI

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