

FOR LEASE

SWC E 9TH ST & N PEART RD

CASA GRANDE, AZ 85122



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

JUAN C. PANTOJA 520-795-5200 EXT 701
BROKERAGE@GRIMMCOMMERCIAL.COM

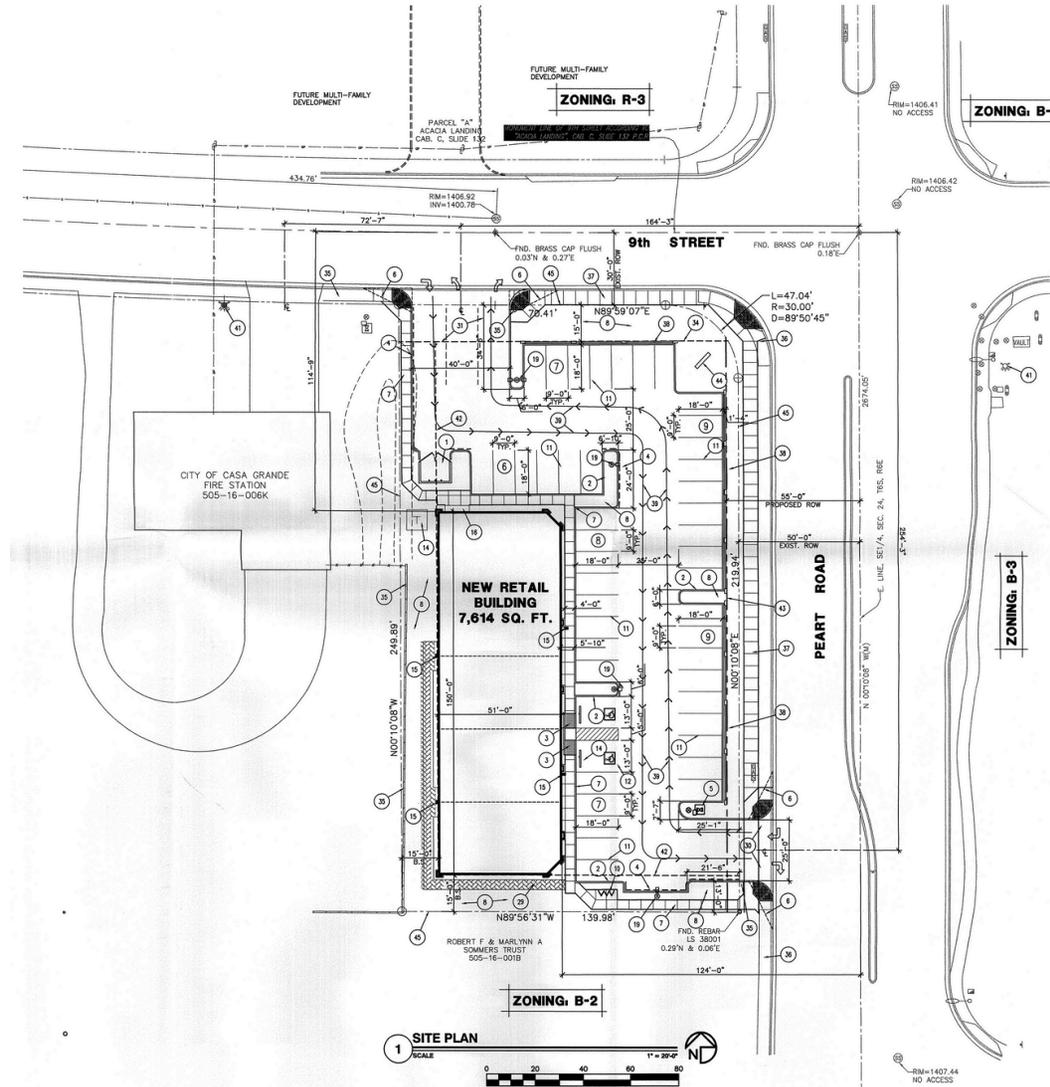
All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

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PROPOSED SITE PLAN



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SITE PHOTOS



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SWC E 9TH ST & N PEART RD

THE PROPERTY

LOT SIZE: 0.82 ACRES
 AVAILABLE SPACE: APPROX. 7,600 SF APPROVED FOR RETAIL SPACE (SEE PROPOSED SITE PLAN)
 ZONING: B2 [CASA GRANDE] ALLOWS FOR A VARIETY OF COMMERCIAL USES
 LEASE RATE: CALL BROKER FOR PRICING

PROPERTY HIGHLIGHTS

- LOCATED NEAR THE MAIN RETAIL HUB IN CASA GRANDE
- ADJACENT TO HOME DEPOT AND LOWES; NEAR LOCAL AND MAJOR FOOD AND RETAIL FRANCHISES
- EASY ACCESS TO THE MAJOR ROADWAYS, FLORENCE BLVD, AND INTERSTATE 10

DEMOGRAPHICS	1 MILE
2024 EST. POPULATION GROWTH	25%
MEDIAN HOUSEHOLD INCOME	\$63,191
2024 EST. HOUSEHOLDS GROWTH	25%
MEDIAN AGE	39

STREET	# VEHICLES PER DAY
FLORENCE BLVD	25,000
N PEART RD	13,000

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 3776 N 1ST AVE STE.200
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