



Kim Soulé

Senior Vice President
+1 602 222 5047
kim.soule@colliers.com

San Pedro Valley United Methodist Church

The property consists of two buildings, a sanctuary building measuring 4,350 sf and an additional office/classroom building which measures 1,225 sf. The buildings sit on 1.55 acres or 67,518 square feet, Cochise County APN 123038-003D, and are located off Highway 80 which is one of the main thoroughfares through Benson and on the way to Tombstone and Bisbee.

For Lease
636 S Highway 80
Benson, AZ 85602

Can be leased to up to two different tenants at an asking rate of \$12.00/sf on a triple-net basis.

Benson, AZ

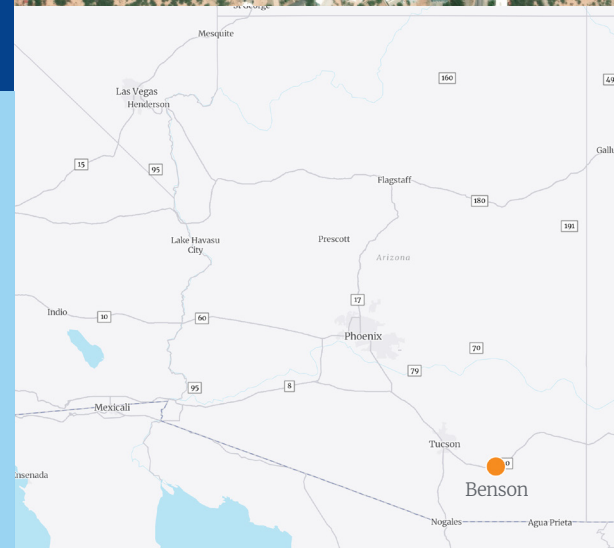
The Area

Benson, Arizona is located 45 miles southeast of Tucson. It was founded as a rail terminal by Southern Pacific Railroad and later became the rail junction point to obtain ore and refined metal by wagon. It was incorporated in 1924. Benson is home to Kartchner Caverns State Park.

Benson Data

Benson's population in 2022 is 4,974 and it sits at an elevation of 3,586 feet. Benson's major employment segment is in the health care industry, with approximately 17.2% of the population being employed in that industry. Next is the hospitality industry at 12.6%.

Demographics	1 mile	3 miles	5 miles
Population	3,090	6,141	7,075
Average Household Income	\$38,494	\$55,655	\$59,399
Daytime Population	2,141	2,640	2,683
Retail Sales	\$26.07M	\$63.19M	\$75.68M



Distance to:

Phoenix

160 miles

Tucson

45 miles

Tombstone

28 miles

Bisbee

56 miles

Douglas (Mexican Border)

74 miles





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Contact:

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+1 602 222 5047
kim.soule@colliers.com

2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
P: +1 602 222 5000
colliers.com/arizona

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