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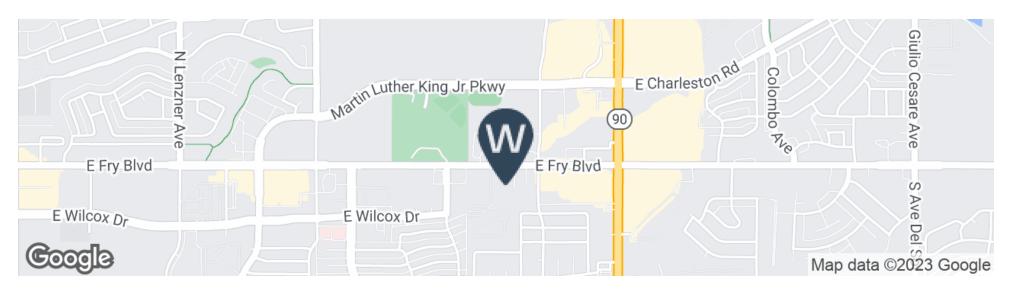
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WESTERN RETAIL ADVISORS

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3370 E Fry Blvd Sierra Vista, AZ 85635



LOCATION DESCRIPTION

SWC Fry Blvd & Avenida Escuela

PROPERTY HIGHLIGHTS

- TWO +/- 1 AC LAND PARCELS AVAILABLE FOR GROUND LEASE OR BTS
- Busy Fry Rd frontage
- Across from Sierra Vista School and Veterans Memorial Park
- Close proximity for Fort Huachuca
- On Auto Dealer retail corridor

AREA CO-TENANTS















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LAND FOR LEASE

SIERRA VISTA LAND

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LEASE INFORMATION

Lease Type:	Ground Lease or BTS	Lease Term:	Negotiable
Total Space:	1 Acres	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	ТҮРЕ	RATE	DESCRIPTION
LAND	Available	1 Acres	Ground Lease or BTS	CALL FOR PRICING	-
LAND	Available	1 Acres	Ground Lease or BTS	CALL FOR PRICING	-



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POPULATION POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE					
	3 MILE	5 MILES	10 MILES	0	3 MILE	5 MILES	10 MILES		3 MILE	5 MILES	10 MILES
Area Total	37,055	47,990	62,859	Median	\$65,545	\$69,995	\$71,099	Total Businesses	1,428	1,588	1,853
Median Age	39.9	39.1	39.6	Average	\$81,742	\$85,576	\$85,912	Employees	15,746	17,570	20,463
								Daytime Population	17,756	21,262	26,890
EDUCATION		EMPLOYMENT			HOUSEHOLD STATISTICS						
									STATIST	ICS	
	3 MILE	5 MILES	10 MILES		3 MILE	5 MILES	10 MILES	1001	3 MILE	5 MILES	10 MILES
Percentage with Degrees	3 MILE 45.8%	5 MILES 46.8%	10 MILES 47.5%	White Collar Occupation	3 MILE 63.2%	5 MILES 63.3%	10 MILES 64.1%	Households			10 MILES 26,393
				White Collar				Households Median Home Value	3 MILE	5 MILES	

^{* 2023} Demographic data derived from ESRI

