



WESTERN
RETAIL ADVISORS

TSC TRACTOR SUPPLY CO.



RETAIL PROPERTY FOR LEASE & PAD FOR SALE, GL OR BTS

PARK PINEWAY

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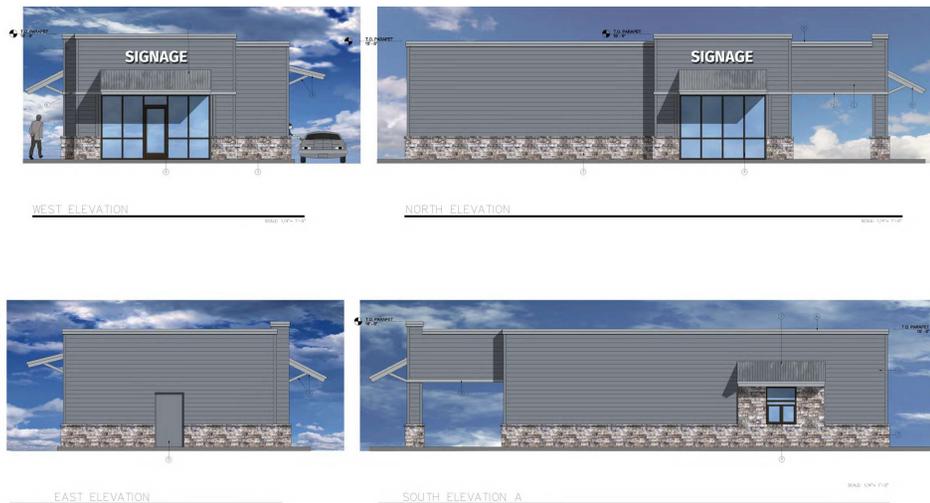
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LOCATION DESCRIPTION

Situated in the breathtaking Show Low - Pinetop area, this prime location offers a wealth of opportunities for your business. Surrounded by the natural beauty of the White Mountains, the area is a magnet for outdoor enthusiasts and tourists alike. Nearby attractions such as the Hon-Dah Resort Casino, Sunrise Park Resort, and Fool Hollow Lake Recreation Area draw in visitors throughout the year, ensuring a steady flow of foot traffic. Local residents and vacationers are drawn to the area's diverse dining, shopping, and entertainment options, creating a vibrant and bustling community. This sought-after location presents an ideal setting for businesses to thrive and become an integral part of the region's dynamic commercial landscape.

PROPERTY HIGHLIGHTS

- 29,351 SF (Divisible) Anchor Space Available for Lease with 3,500 SF Garden Center
- ±0.865 Acre PAD Available for Sale, GL or BTS
- ±5,000 Storage Space Available for Lease
- Excellent visibility from State Highway 260 a major thoroughfare to Northeast Arizona
- Join Sportsman's Warehouse, Ross, JCPenney, Boot Barn & More
- Less than 1 Mile from Summit Healthcare Regional Medical Center
- Show Low is the largest city in northeastern Arizona and the shopping hub for a trade area population of nearly 140,000. Seasonal spikes in the population from tourism activity and the second home market swell the trade area population to more than 170,000
- The only Power Center in the White Mountains!

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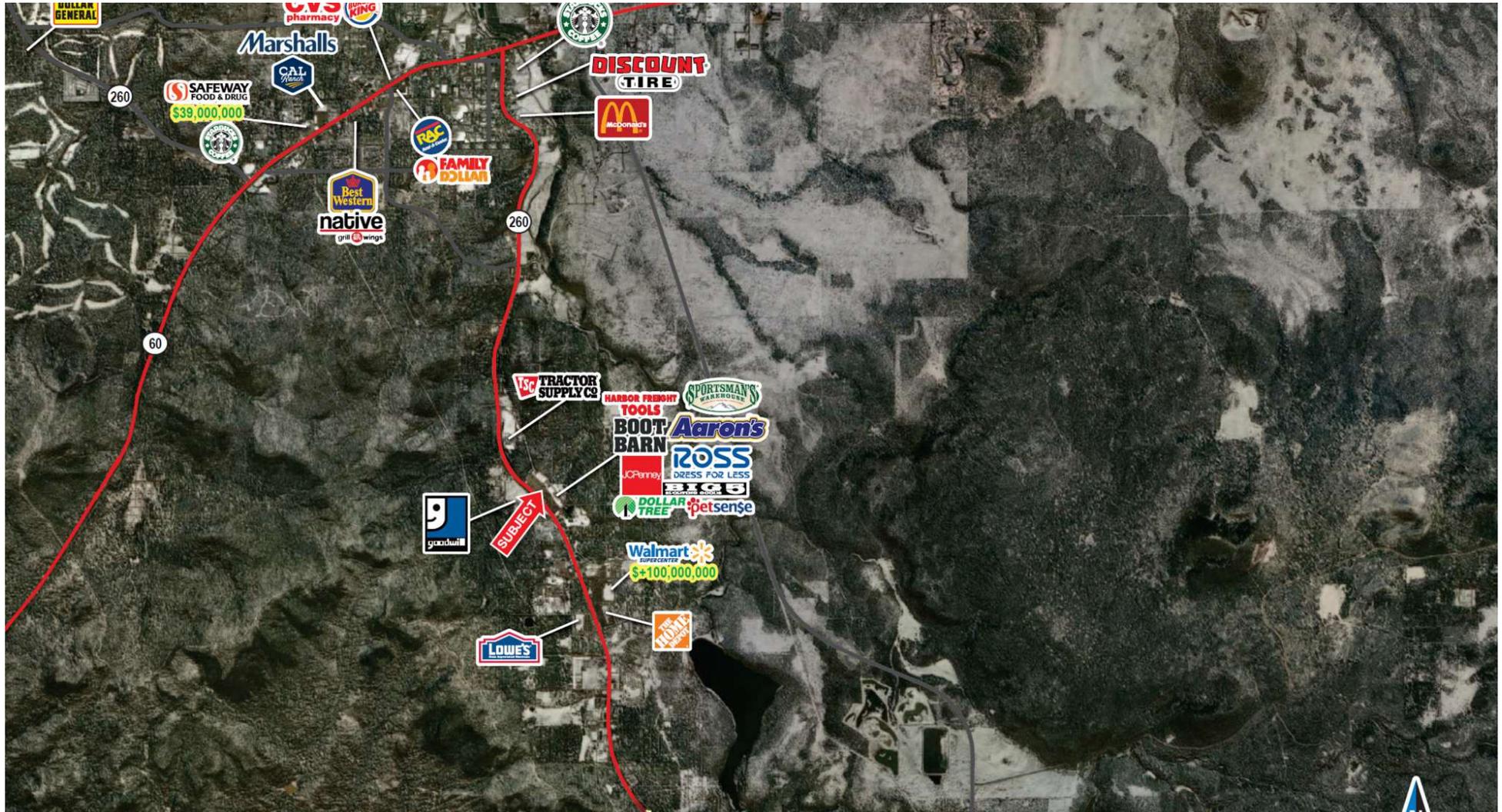
AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS
A	Available	29,351 SF	ANCHOR SPACE WITH 3,500 SF GARDEN CENTER	View Here
B	SPORTSMAN'S WAREHOUSE	26,165 SF	-	-
C	HARBOR FREIGHT	15,759 SF	-	-
D	AARON'S	9,576 SF	-	-
STORAGE	Available	5,000 SF	STORAGE SPACE	-
PAD	Available	0.865 Acres	AVAILABLE FOR SALE, BTS OR GL	-

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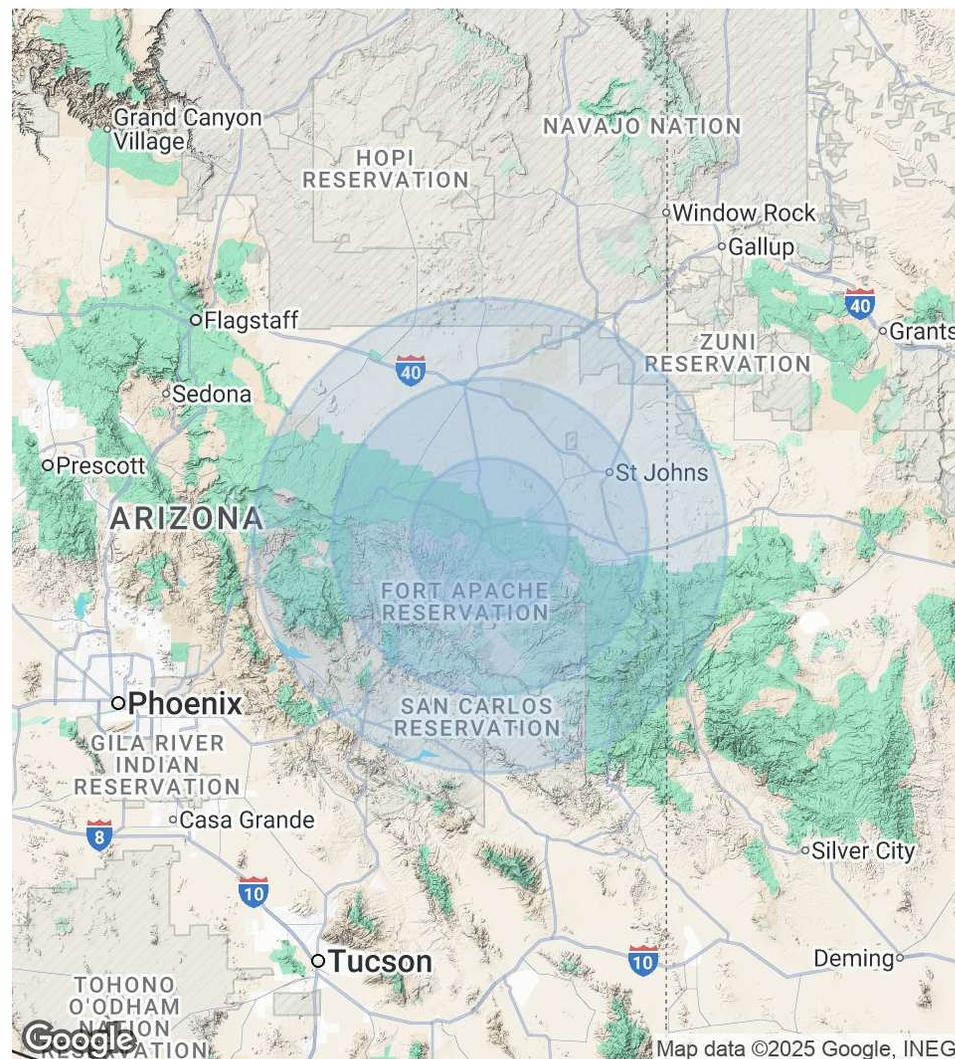
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POPULATION	25 MILES	50 MILES	75 MILES
Total Population	52,599	85,671	126,660
Average Age	44	43	42
HOUSEHOLDS & INCOME	25 MILES	50 MILES	75 MILES
Total Households	20,599	32,022	47,406
Average HH Income	\$79,477	\$74,967	\$73,032
Average House Value	\$304,507	\$272,243	\$246,961

Demographics data derived from AlphaMap



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