

RETAIL SUITES & PAD AVAILABLE



PARK PINEWAY PLAZA

4411-4481 S. WHITE MOUNTAIN ROAD, SHOW LOW, ARIZONA 85901



PROPERTY SUMMARY



SPACES AVAILABLE:

- Suite C 6/7: ±2,658 SF Available for Lease
- Suite C 9: ±1,092 SF Available for Lease
- ±2,400 SF (±0.37 AC) Pad for Sale
 - Price: \$600,000
 - City will allow drive-thru

PROPERTY HIGHLIGHTS

- Recently remodeled
- Zoning: C2, General Commercial
- Excellent visibility from State Highway 260, a major thoroughfare to NE Arizona (the White Mountains)
- As the regional commercial and service hub, Show Low is the economic center for a 50-mile radius with a population over 83,000
- Other co-tenants: Harbor Freight Tools, GameStop, Boot Barn, Aaron's, Verizon and more

TRAFFIC COUNTS

WHITE MOUNTAIN ROAD

N: ±14,881 VPD

S: ±14,705 VPD

PROPERTY PHOTOS



NEARBY RETAIL MAP

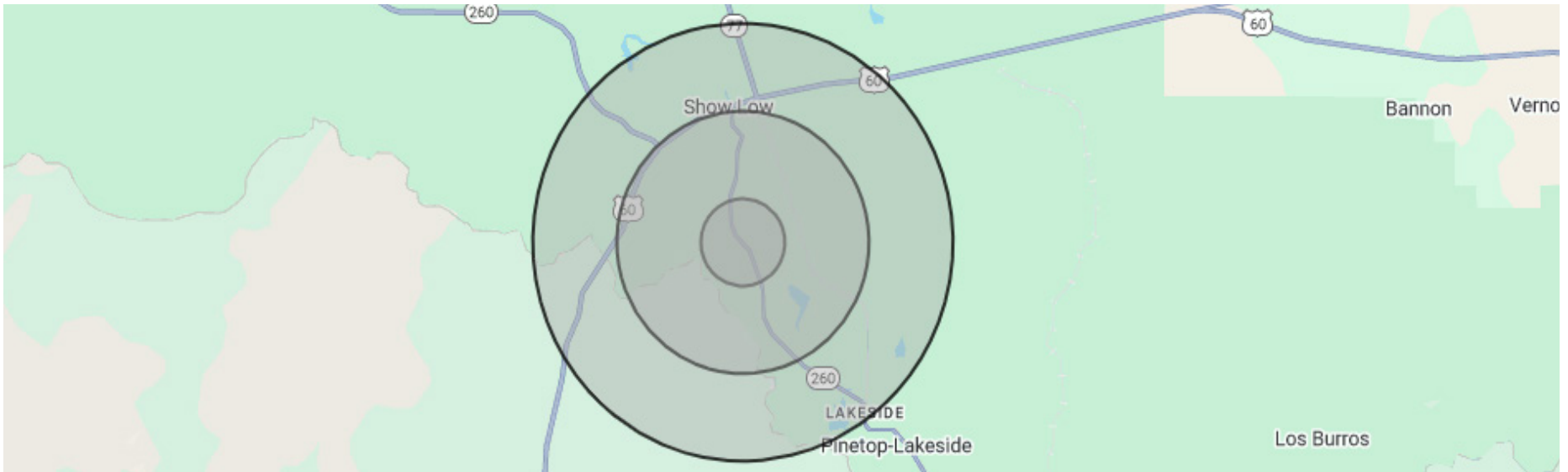


SITE PLAN



Suite	Tenant	SF
AB 1/2	Lexington Learning	11,700
B 3/6	Shao's China Wok	3,920
A-YC	Big Lots!	29,351
B-YC	Sportsman's Warehouse	26,165
C-YC	Harbor Freight Tools	15,759
D-YC	Aaron's Rent to Own	9,576
C 1/2	Radio Shack	2,580
C3	Sassy Nail Salon	960
C4	Game Stop	1,200
C5	Verizon	1,200
C 6/7	AVAILABLE	2,658
C8	Health Touch	1,092
C9	AVAILABLE	1,092
C 10/11	Majestic Music	2,686
101	Big 5 Sporting Goods	13,115
102	Dollar Tree	10,530
103	ROSS Dress For Less	24,113
D1	Subway	1,200
D2	Minuteman Press	1,140
D3	Fantastic Sam's	1,080
D4	Vitalife Infusion	1,080
D5	Persnikkitys Sweet Confections	1,400
D6	Jackson Hewitt	1,097
E1	White Mountain Pharmacy	3,000
E 2/3	JCPenney	37,487
F1	Boot Barn	17,125
P3	AVAILABLE FOR SALE	2,400

DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	3,351	10,822	25,573
Current Year	3,017	9,920	23,509
2020 Population	1,871	7,170	17,417
Growth Current Year - 2029	2.2%	1.8%	1.8%
Growth 2020 - Current Year	15.3%	9.6%	8.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	1,335	4,421	10,341
Current Year	1,203	4,058	9,510
2020 Population	770	3,027	7,201
Growth Current Year - 2029	2.2%	1.8%	1.7%
Growth 2020-Current Year	4.3%	3.9%	2.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$79,433	\$77,374	\$71,688
Median Household Income	\$54,849	\$55,378	\$55,214

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