

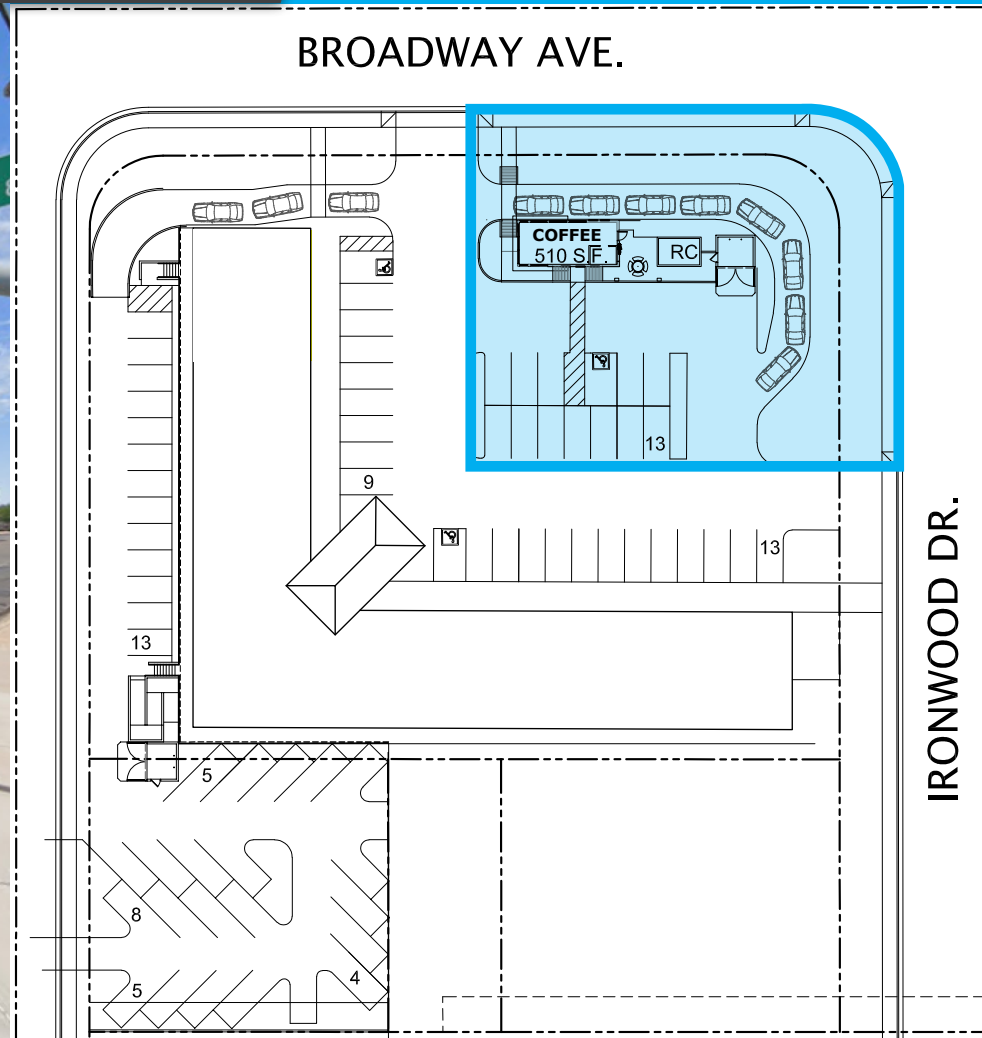
QSR GROUND LEASE AVAILABLE

IRONWOOD PLAZA

850 S IRONWOOD DR | APACHE JUNCTION, AZ 85120

**NEW PAD DRIVE-THRU
UNDER DEVELOPMENT**

**LOOKING FOR COFFEE
OR SIMILAR QSR USER**



Exclusive Contact:

Matt McOmber

D 480.634.2321

M 480.275.0227

mmcomber@cpiaz.com

The broker has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 9 24



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



QSR GROUND LEASE AVAILABLE

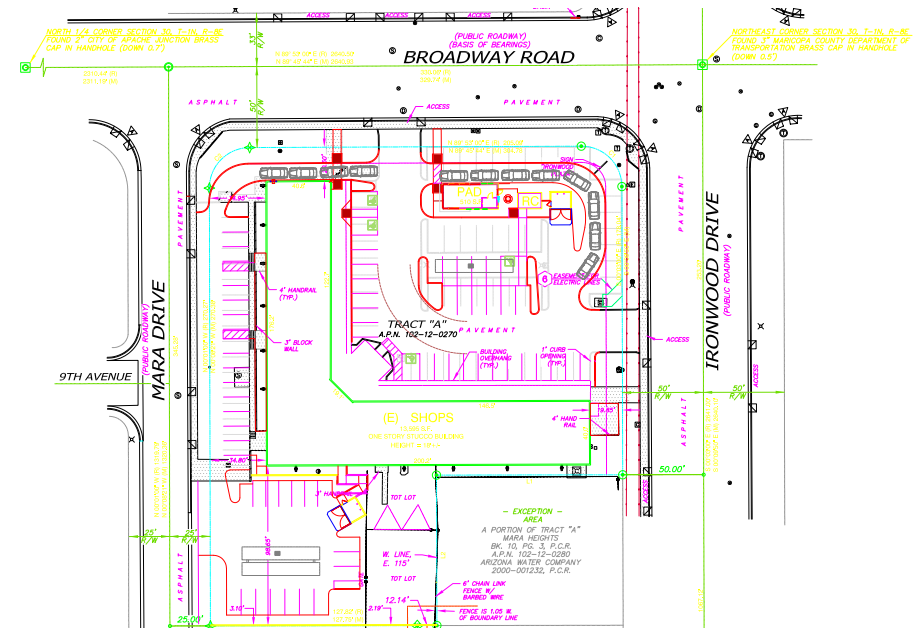
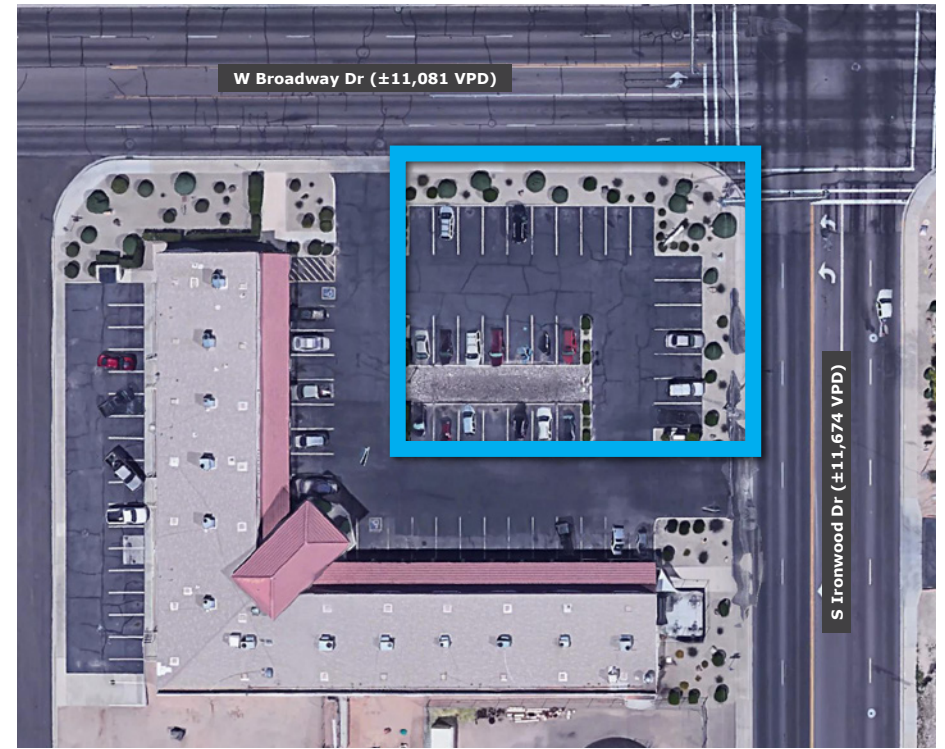
Address	850 S Ironwood Dr Apache Junction, AZ 85120
PAD Size	±16,320 SF (Planned ±510 SF QSR)
Progress	Architecture & Engineering In-Process
Zoning	B-1, City of Apache Junction
Frontage	S Ironwood Dr & W Broadway Ave
Ground Lease	\$85,000/Yr

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AVAILABLE
QSR GROUND LEASE
UNDER DEVELOPMENT



Summit View Dermatology
& Skin Cancer Center

Stripes
Primary Care

Regional Pain
Institute

ARCO

New Gas Station
& Car Wash

W Broadway Dr (±11,081 VPD)

S Ironwood Dr (±11,674 VPD)

LESLIE'S



IRONWOOD PLAZA

850 S IRONWOOD DR
APACHE JUNCTION, AZ 85120

AVAILABLE
QSR GROUND LEASE
UNDER DEVELOPMENT

DEMOGRAPHICS 5 MILE RADIUS



\$65,383

Median Household
Income



\$36,677

Per Capita Income



\$208,300

Median Net Worth

135,294

Population



54,630

Households

45.6

Median Age

\$55,256

Median Disposable Income



65%

White Collar



22%

Blue Collar



Services

17%

4.4%

Unemployment
Rate

