



**221 S MAIN STREET**  
COOLIDGE, ARIZONA 85128

**RESTAURANT & BAR**  
**FOR SALE OR LEASE**  
WITH PURCHASE OF BUSINESS

**\$749,000 - Building & Business Purchase**

**Lee Stubblefield**

Sales & Leasing

602.327.6008

lee@citywidecre.com



# PROPERTY DETAILS

**221 S. MAIN STREET**

COOLIDGE, ARIZONA 85128

**2,644 SF Former Restaurant/ Sports Bar**

**6,534 SF Lot Size**

**Available for Sale or Lease**

**\$749,000 - Building & Business Price**

**\$499,000 - Building Price (WITHOUT #6 LICENSE)**

**\$299,000 - Business Price (INCLUDES #6 LICENSE)**

**\$249,000 - Business Price (WITHOUT #6 LICENSE)**

**Lease Rate: \$3,000/MO (AFTER BUSINESS PURCHASE)**

**Located in Historic Downtown District**

**Features modern appliances, newly remodeled bathrooms, 2 pool tables, indoor stage**

**APN # 205-05-0500**

**Pinal County named fastest growing county in Arizona**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	35.8	34.3	35.1
POPULATION:	6,539	17,006	19,241
AVERAGE HH INCOME:	\$60,658	\$81,070	\$79,882
HOUSEHOLDS:	2,005	4,346	5,173

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
EMPLOYEES:	1,660	2,856	3,392
BUSINESSES:	229	349	362

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2122 East Highland Avenue, Suite 225  
Phoenix, Arizona 85016  
602.313.1000 • citywidecre.com





