



FOR LEASE | RETAIL

Retail Pad And Strip Center Development

South Ironwood Dr & West Baseline Ave | Apache Junction, AZ 85120

PRESENTED BY:

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PROPERTY SUMMARY

Available SF: 20,000 SF

Lease Rate: \$25.00 SF/yr (NNN)

Lot Size: 2.66 Acres

Building Size: 15,000 SF

Cross Streets:

PROPERTY OVERVIEW

Be the first to get this development underway. We have two 2500 SF retail restaurant pads available with potential drive through option. Behind the pads will be 15,000 SF of inline retail space. Terms are flexible. Owner is willing to build to suit, lease back, or ground lease, etc. As soon as we have the first tenant owner will break ground immediately. Owner offering great incentives to be the first to sign.

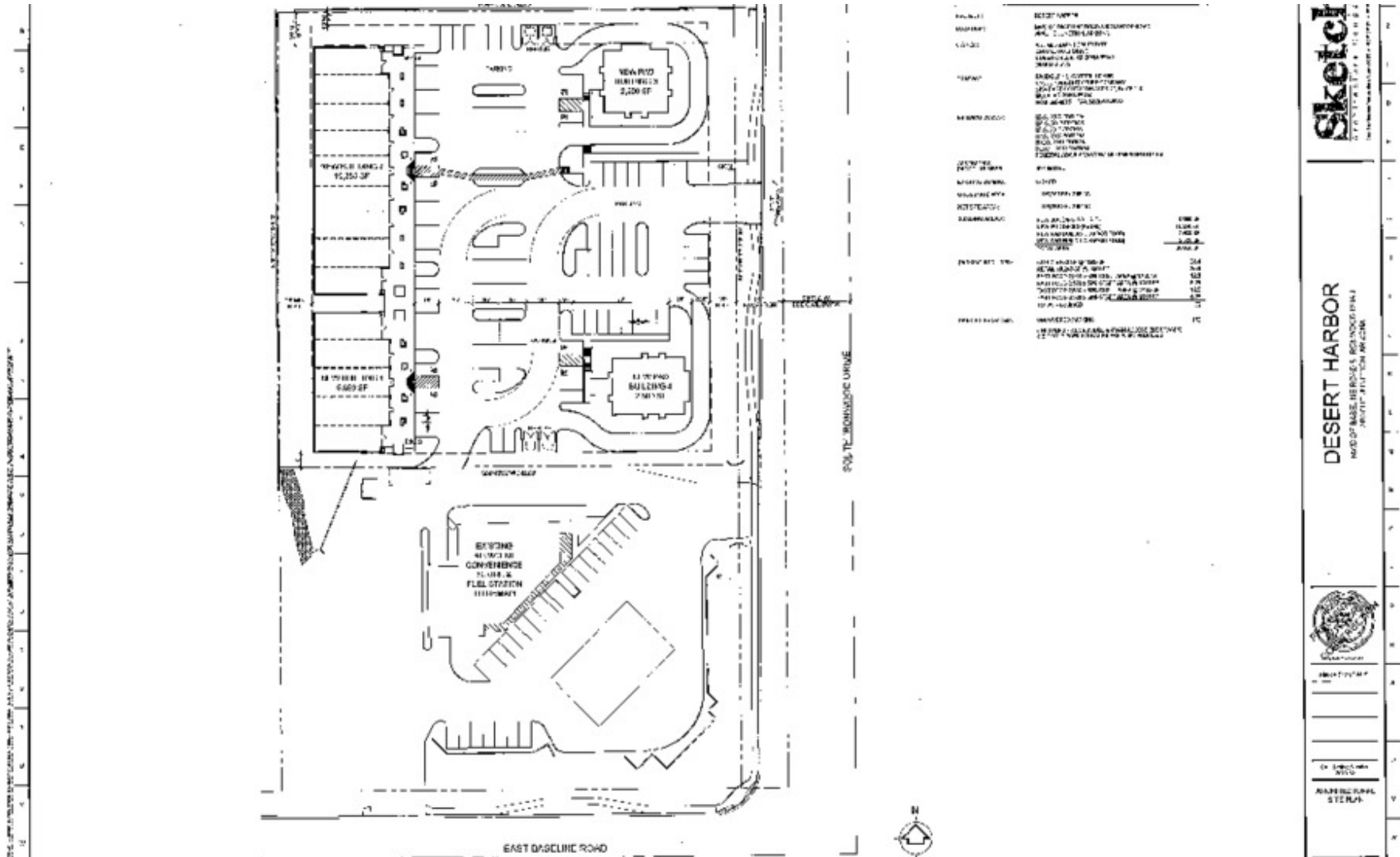
PROPERTY HIGHLIGHTS

- Built to Suite
- Ground Lease
- Lease Back
- Great Incentives



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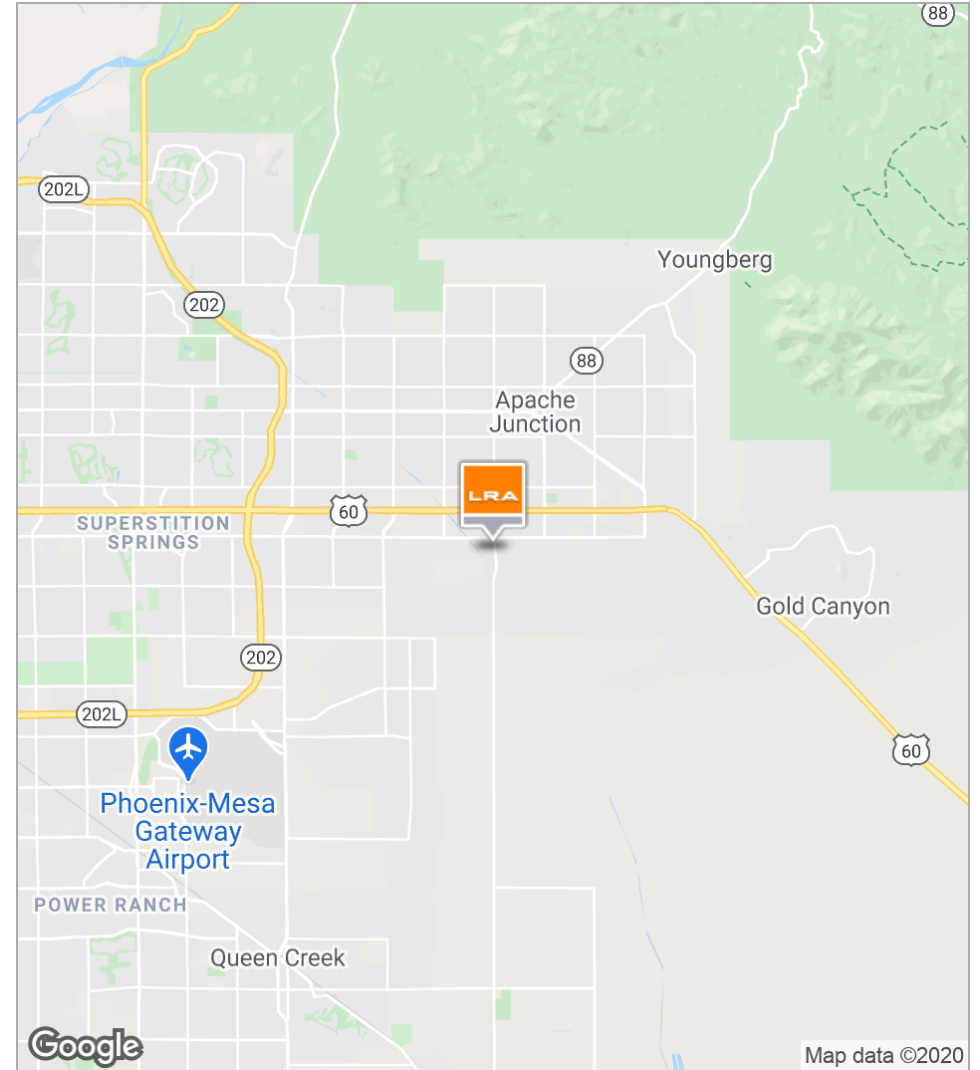
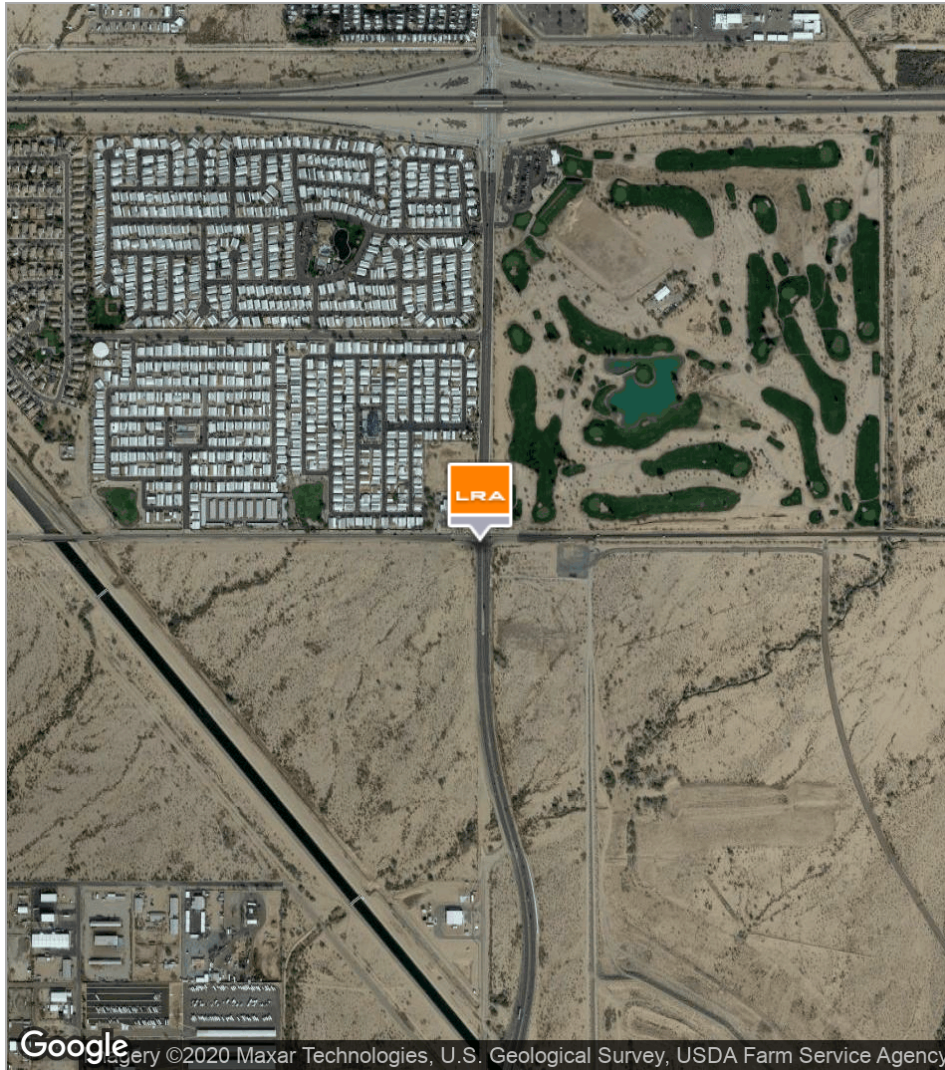
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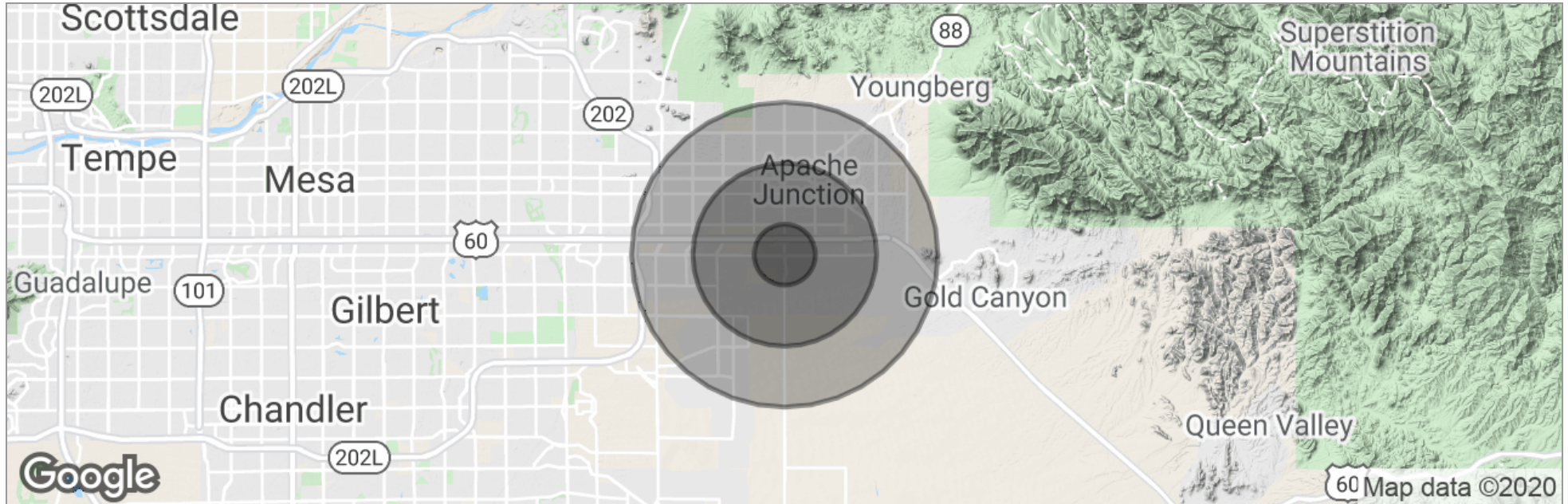
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	1 Mile	3 Miles	5 Miles
Total Population	1,907	46,743	116,242
Population Density	607	1,653	1,480
Median Age	68.8	42.8	41.7
Median Age (Male)	68.5	40.4	39.9
Median Age (Female)	69.9	45.0	43.4
Total Households	1,072	19,410	46,185
# of Persons Per HH	1.8	2.4	2.5
Average HH Income	\$50,615	\$56,567	\$60,279
Average House Value	\$161,037	\$168,628	\$170,897

* Demographic data derived from 2010 US Census