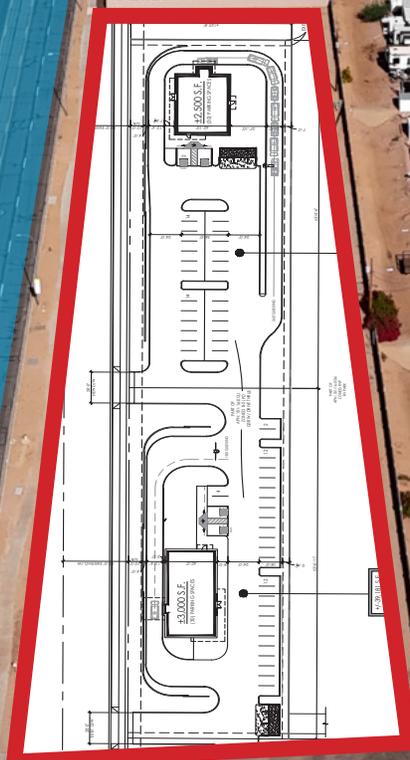


RETAIL PADS FOR SALE

CRE8
ADVISORS

IRONWOOD DRIVE (11,670 CPD)



N/NEC IRONWOOD
& BROADWAY
APACHE JUNCTION, AZ

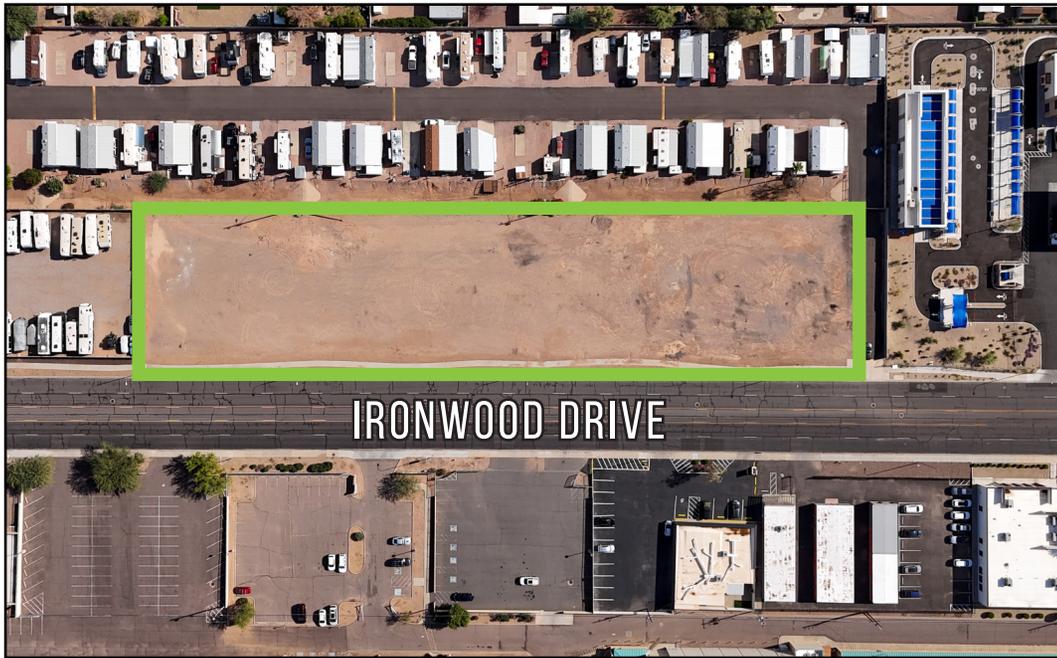
Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

Lindsey Dulle
602.317.7713
Lindsey@CRE8Advisors.com



PROPERTY SUMMARY

N/NEC IRONWOOD & BROADWAY
APACHE JUNCTION, AZ

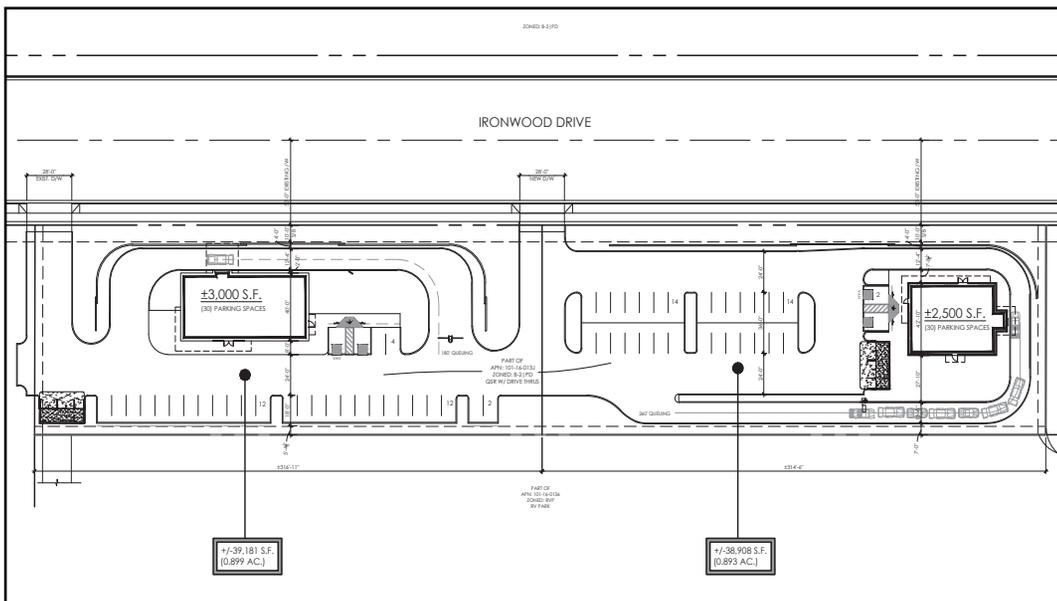


PROPERTY OVERVIEW

- Two retail pads available!
 - Drive-Thru Pads
- Just north of the NEC of Ironwood & Broadway in Apache Junction
- Growing area with strong, growing demographics
- Brand new AM/PM Gas Station and carwash on the hard corner
- Strong traffic with almost 12,000 CPD on Ironwood Drive & 10,000 CPD on Broadway Avenue

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population:	13,808	67,336	140,700
2029 Population:	17,269	80,756	161,731
2024 Total Households:	6,027	28,507	56,897
Average Household Income:	\$64,608	\$74,243	\$81,966



PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	1.8 Acres
APN:	101-16-013J
AVAILABILITY:	2 Retail Pads

IMMEDIATE TRADE AERIAL

N/NEC IRONWOOD & BROADWAY
APACHE JUNCTION, AZ



SITE OVERVIEW

N/NEC IRONWOOD & BROADWAY
APACHE JUNCTION, AZ





CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and "E" are black, while the "8" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps, sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey, grid-patterned triangle in the top-right corner.

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com