

GROUND LEASE PAD AVAILABLE!



Subject Property



Apache Trail (15,553 CPD)

Idaho Road (12,799 CPD)



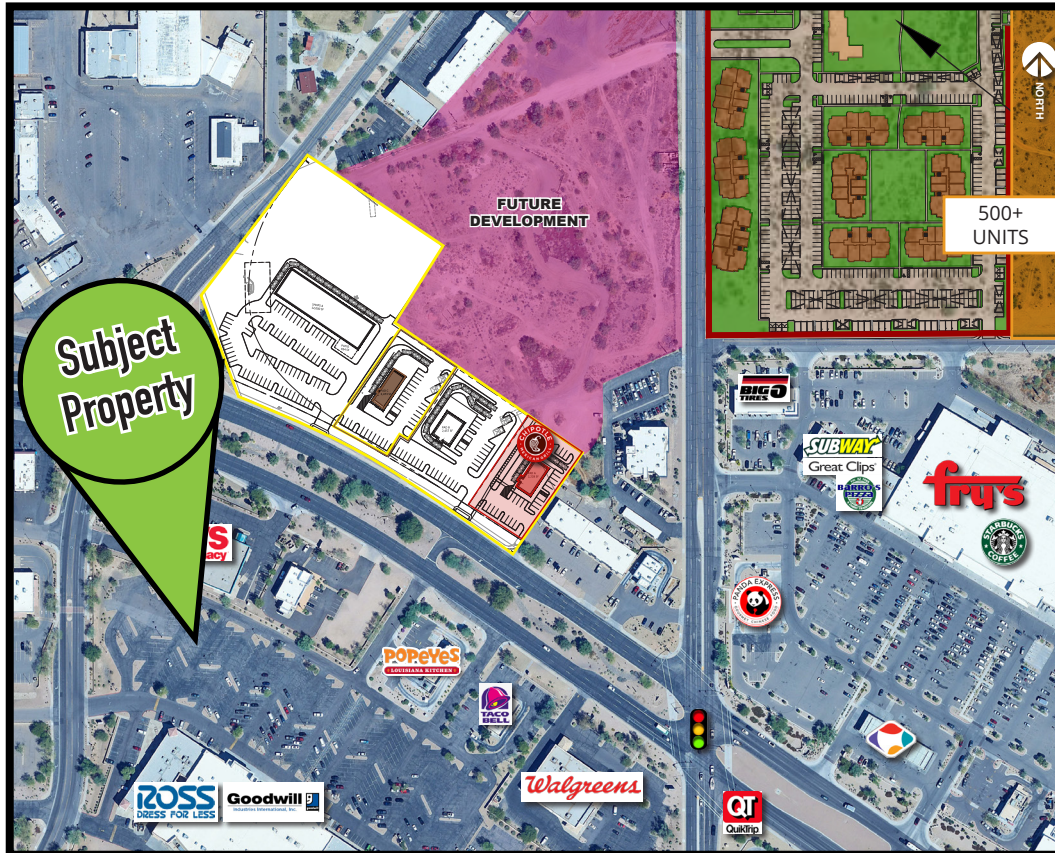
185 W. APACHE TRAIL
APACHE JUNCTION, AZ

Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

Chad Shipley
480.220.5954
Chad@CRE8Advisors.com

PROPERTY SUMMARY

185 W. APACHE TRAIL
APACHE JUNCTION, AZ



PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	1.15 Acres
BUILDING AREA:	3,200 SF
APN:	166-01-007M
ZONING:	Pad

PROPERTY HIGHLIGHTS

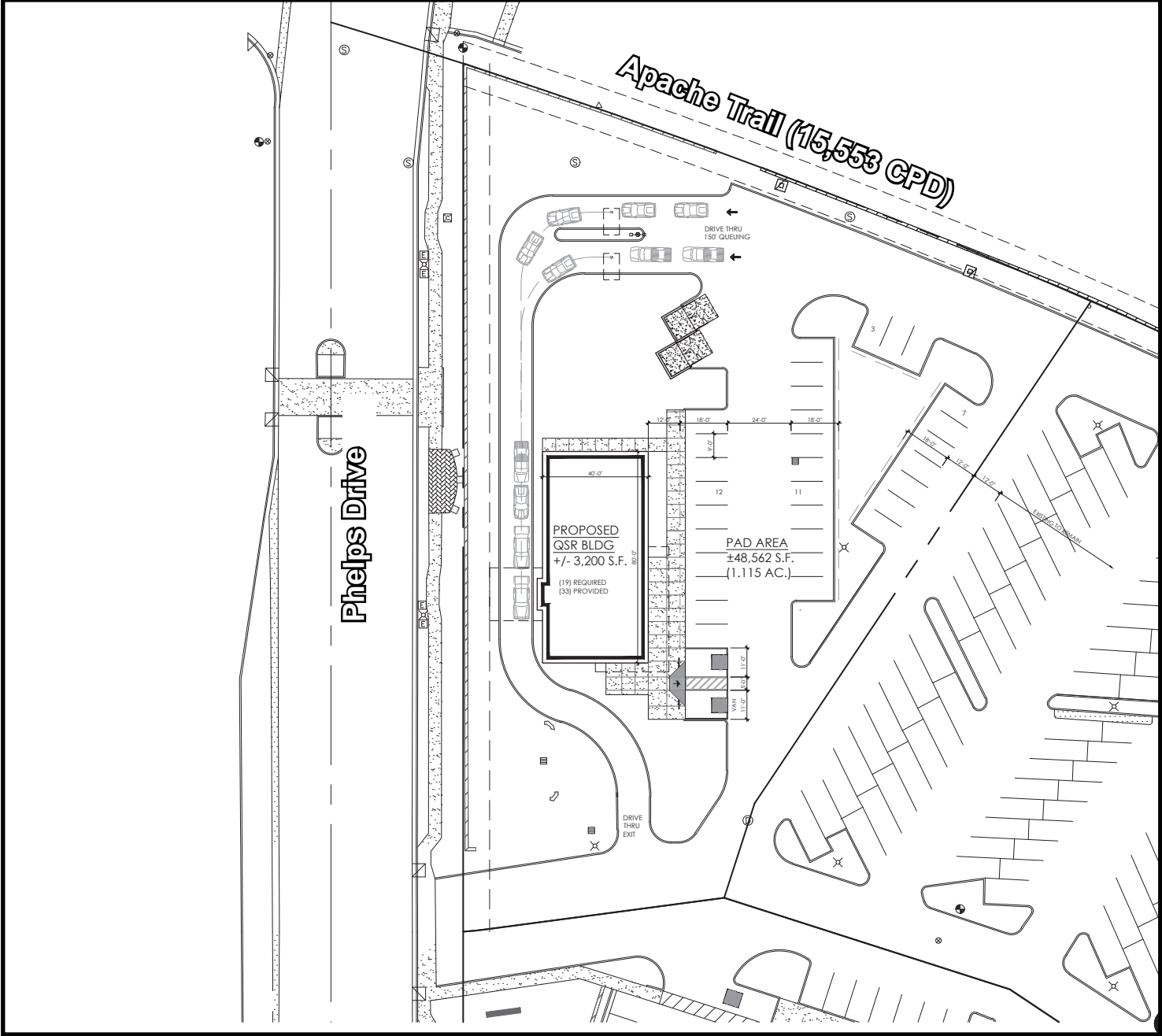
- Join Goodwill and Ross!
- Ground Lease Opportunity
- Call for Pricing
- 1.15 Acre Pad
- Property is located on Apache Trail (15,533 CPD) and Idaho Road (12,799 CPD)
- Excellent demographics within the trade area and an average household income of \$89,415 within 5 miles.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population:	10,001	60,570	123,863
2030 Population	11,462	69,129	136,729
# of Households:	4,490	26,226	51,043
Average Household Income:	\$70,155	\$77,358	\$89,415

CONCEPTUAL SITE PLAN

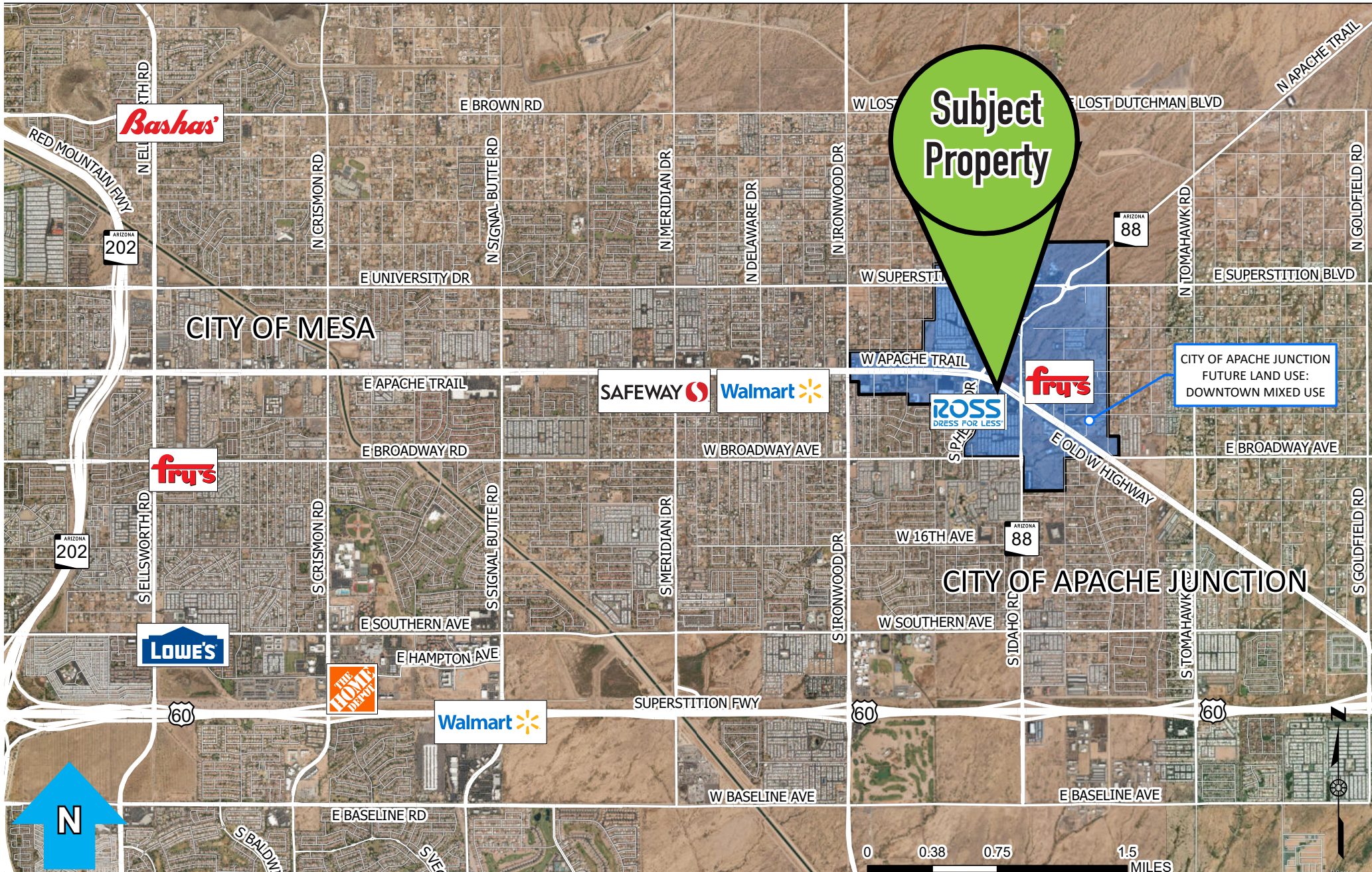
185 W. APACHE TRAIL
APACHE JUNCTION, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

RETAILER AERIAL

185 W. APACHE TRAIL
APACHE JUNCTION, AZ



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.



CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and "A" 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 geometric pattern in the top-right corner.

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