



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

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[www.tucsonrealty.com](http://www.tucsonrealty.com)

FOR LEASE

## High Visibility Retail Center in Willcox, AZ



**Subject Space**  
912 W. Rex Allen Drive  
Wilcox, AZ 85643

*This High Visibility Center of approx 52,000 square feet is located approx 1/4 mile off I-10/Rex Allen Interchange. Tenants at include NAPA Auto Parts, Ace Hardware, Hitchin Post Restaurant and Medicine Shoppe Pharmacy.*

*A panel on the monument sign is available along with signage on the façade. The Center is surrounded by national hotels and retailers. Northern Cochise Community Hospital is across the street.*

Location:	912 W. Rex Allen Drive Willcox, AZ
Space Available:	± 7,200 Square feet Approximately 72' x 100'
Lease Rate:	\$6.50 per square foot
Zoning:	Highway Service Zone (H1), which allows for a variety of Commercial uses.

Demographics (2015)*	1-Mile	3-Mile	5-Mile
Population:	3,059	4,953	57,42
Households:	1,159	1,881	2,186
Est. Avg. HH Income:	37,013	42,561	43,993

\*Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010

Traffic Counts*	
Rex Allen Drive E/W:	4,975 VPD/2016
I-10 at Rex Allen Drive:	15,886 VPD/2016

\*Source: Arizona Department of Transportation

*Willcox is approximately one hour east of Tucson along I-10. The City is known nationally for its cattle production and agriculture. The wine industry continues to expand in the Willcox area. The Willcox wine region produces 74% of the wine grapes grown in the state of Arizona.*

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Pat Darcy**  
Retail Division Head  
Office 520-618-5324

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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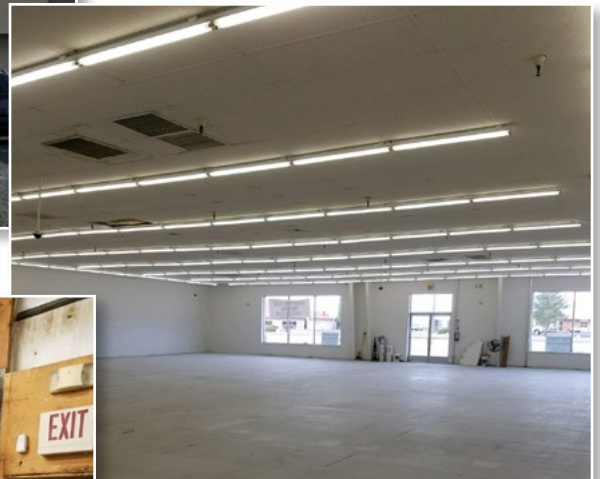
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