



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

650-684 N. Bisbee Ave Willcox, AZ



Shop Space for Lease

2.2 Acre Pad Site

For Sale/Build to Suit

FEATURES

Location:	I-10 & Rex Allen Drive Willcox AZ		
Space Available:	Suite 684 approx 3,600 Square Feet \$10.00/PSF/NNN Suite 662 approx 3,100 Square Feet \$10.00/PSF/NNN Suite 658 approx 3,600 Square Feet \$6.00/PSF/NNN		
Triple Net Charges:	Estimated at \$3.35 psf		
Traffic Count:	I-10 13,225 VPD Rex Allen Drive		
Demographics: (2022)	1-Mile	3-Mile	5-Mile
Population:	3,030	5,730	5,938
Avg. HH Income:	\$51,027	\$56,821	\$57,832

Willcox Village is Willcox AZ's premier retail center. The Shopping Center is anchored by a remodeled Safeway with Starbucks and surrounded by national hotels and fast food restaurants. Signage for center can be seen on I-10.

Willcox is approx 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

FOR SALE or LEASE



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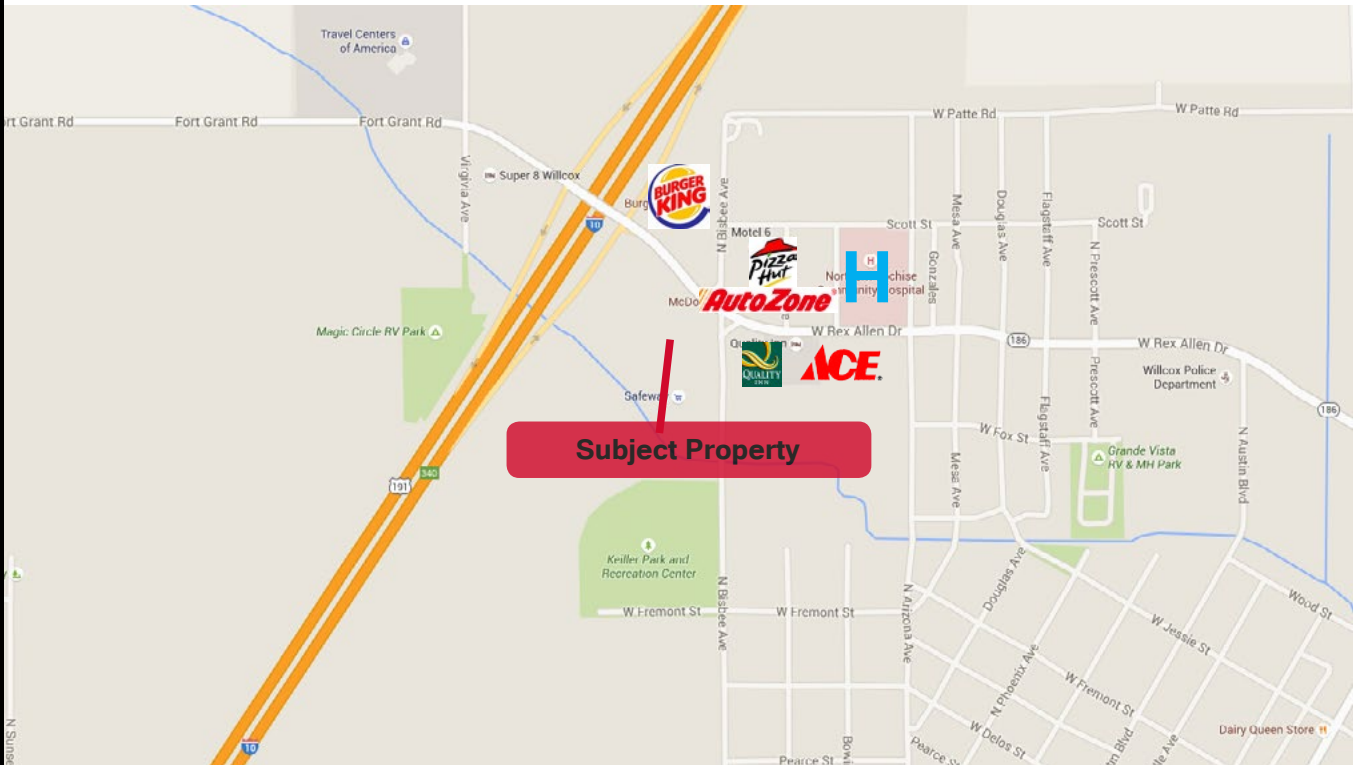
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2.2 Acres
Pad for Sale
\$195,000
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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