

Affordable Retail Space



Southwest corner of Fry Boulevard and Carmichael Avenue, Sierra Vista, Arizona

Property Highlights

- Highly visible location
- Close to Fort Huachuca's main gate
- Affordable space

Space Available

Suite 100. 4,489 sq. ft.
Suite 106. 1,676 sq. ft.
Suite 156. 3,157 sq. ft.

Lease Rate:

Starting at \$7.00 sf/year NNN

Property Taxes, Insurance, CAM Fees:

\$1.75 sf/year

Traffic Counts:

Fry Boulevard: 29,100 VPD

Demographics:

Population Est. 98,000 within a 10 mile radius

Tenants:

H&R Block, Circle K, Harley Davidson

*For More Information
Contact*

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Location

100 – 176 West Fry Boulevard, Sierra Vista, AZ.

Located on the southwest corner of Fry Boulevard and Carmichael.

Description

This retail center is located on the west side of Sierra Vista close to the main gate of Fort Huachuca. There are three suites currently available in this high visibility center. Sierra Vista is the largest population center of Southeastern Arizona and the retail hub for Cochise County. The trade area includes both Fort Huachuca, Cochise County, portions of Santa Cruz County and Mexico.



BROKER COOPERATION

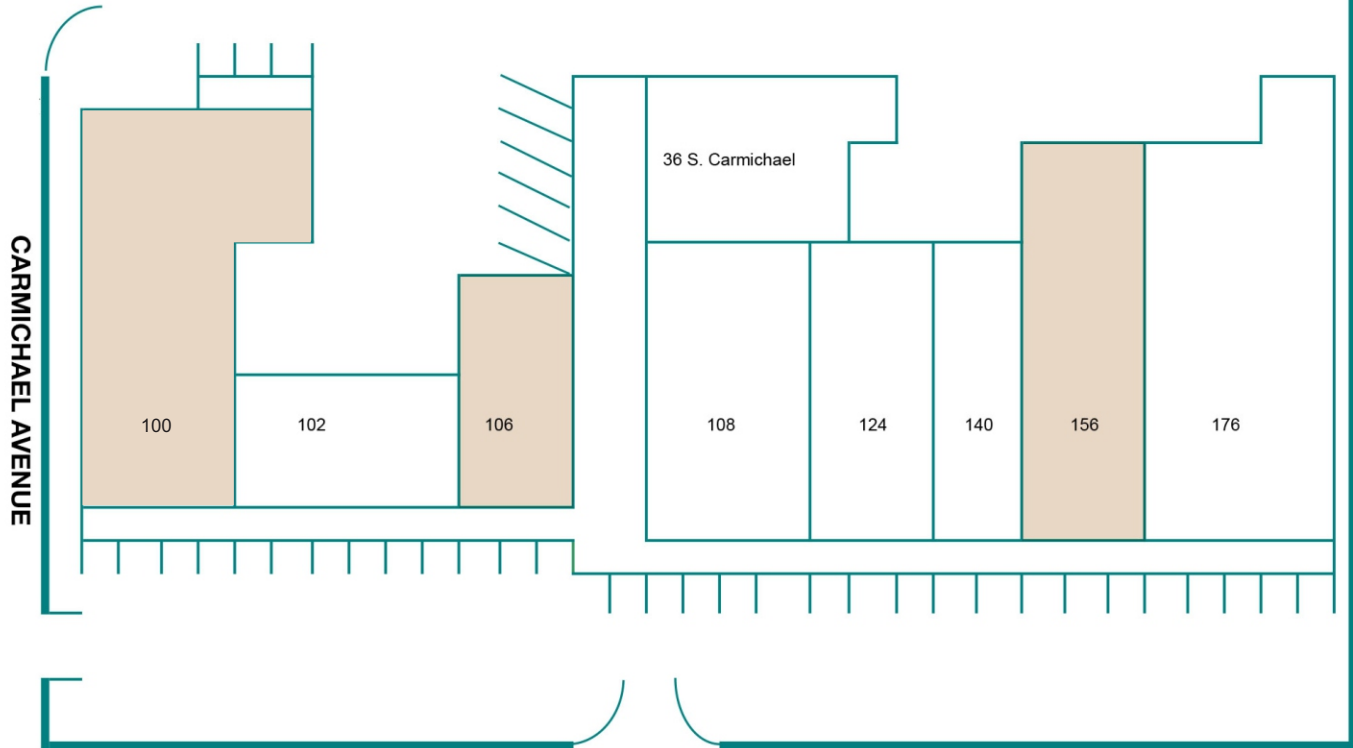
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PROPERTIES CORPORATION

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F R Y B L V D.

NOT TO SCALE

Tenant	Address	Sq Ft
Circle K	102 W. Fry Blvd.	2,700
Harley Davidson	176 W. Fry Blvd.	7,131
Vacant	100 W. Fry Blvd.	4,489
New Testament Church	36 S. Carmichael	1,895
Pyrimid Comics	108 W. Fry Blvd.	1,600
SCR Cash Advance	140 W. Fry Blvd.	1,491
Trail Boss Outfitters	124 W. Fry Blvd.	2,250
Vacant	106 W. Fry Blvd.	1,676
Vacant	156 W. Fry Blvd.	3,157



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