

Main Street Heritage Building

199 W Main St, Superior AZ 85173



O F F E R I N G M E M O R A N D U M

SELLER WILL FINANCE! \$449,900



Main Street Heritage Building

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	199 W Main St Superior AZ 85173
COUNTY	Pinal
MARKET	Phoenix Metro
SUBMARKET	Pinal County
BUILDING SF	4,100 SF
LAND ACRES	0.143
LAND SF	6,250 SF
YEAR BUILT	1936
APN	106-12-373
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$449,900
PRICE PSF	\$109.73

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	2,021	2,452	2,470
2025 Median HH Income	\$43,949	\$44,206	\$44,430
2025 Average HH Income	\$60,950	\$61,314	\$61,420

Heritage Building

- Introducing The Main Street Heritage Building – Your Gateway to Superior’s Thriving Downtown Scene. Step into the heart of Superior’s dynamic Main Street with this iconic vintage landmark offering an expansive 4,100 to 5,000 square feet of flexible commercial space. Steeped in authentic 1930s charm and rich history, this building provides a rare opportunity to own a piece of Superior’s heritage while shaping its future.



Imagine

- Imagine your vision unfolding in a space that perfectly balances timeless character with modern adaptability—ideal for retail, upscale dining, boutique entertainment, creative studios, or a unique mixed-use concept. With Superior’s reputation rapidly growing as a premier destination for tourism, culture, and small business innovation, this prized downtown address guarantees high visibility and steady foot traffic.

Surrounded By

- Surrounded by flourishing boutique shops, vibrant art galleries, acclaimed eateries, and popular local attractions, The Main Street Heritage Building offers the perfect launchpad for entrepreneurs and savvy investors aiming to capitalize on a community that honors its past while embracing tomorrow’s possibilities.

Don’t miss out on securing a landmark property in Superior’s most sought-after corridor—a place where your business can thrive at the exciting intersection of heritage and growth.





SUPERIOR

ADVENTURE, ELEVATED

02

Location

- Location Summary
- Aerial View Map
- Drive Times

Superior's Historic Downtown Corridor

- 199 W Main St, Superior, AZ 85173 sits at the epicenter of Superior’s historic downtown corridor, commanding attention along iconic Main Street and enjoying immediate access to US Highway 60—the region’s primary thoroughfare connecting Phoenix, the East Valley, and Globe. This strategic position ensures exceptional visibility, with an average of about 12,000 vehicles passing daily in 2025, driven by steady growth in tourism, local commerce, and the resurgence of mining activity in the area.

A Tourist Getaway

- The property is surrounded by boutique shops, art galleries, local eateries, and cultural landmarks—making it integral to the town’s revitalization and a focal point for both residents and visitors. Walkable streetscapes, scenic mountain backdrops, and proximity to the legendary Apache Leap create a vibrant, authentic sense of place and a strong draw for destination retail, hospitality, and creative ventures.

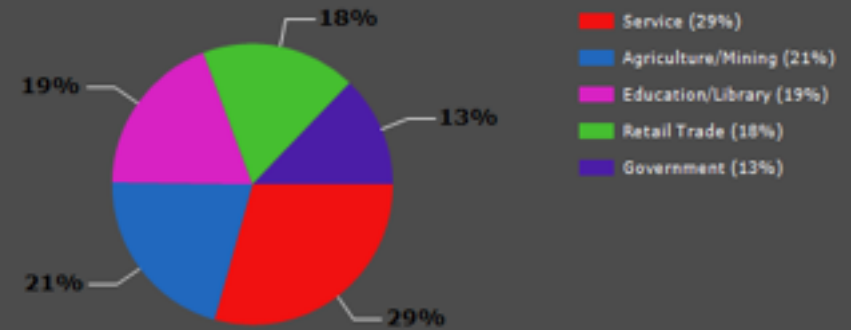
Small Town Community

- Importantly, Superior is rapidly emerging as both a tourist getaway and a regional economic hub, with downtown Main Street properties like this benefiting from robust town-led infrastructure improvements, new business incentives, and a supportive small-town community eager for revitalization. Being on Main Street, the property capitalizes not only on the highest traffic counts in town but also on the active foot traffic generated by festivals, markets, and community events that regularly anchor downtown Superior’s calendar.

At The Heart of Superior's Renaissance

- For investors and business owners seeking prime exposure, unique historic character, and access to a dynamic regional market, 199 W Main St offers an unparalleled location advantage at the heart of Superior’s renaissance

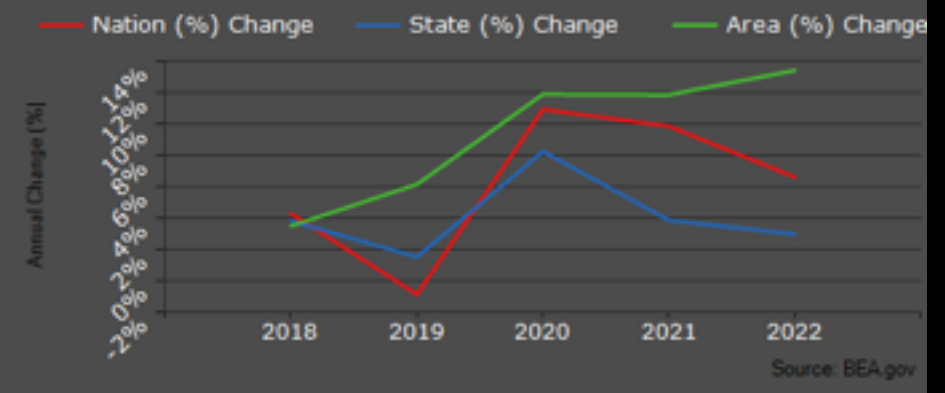
Major Industries by Employee Count

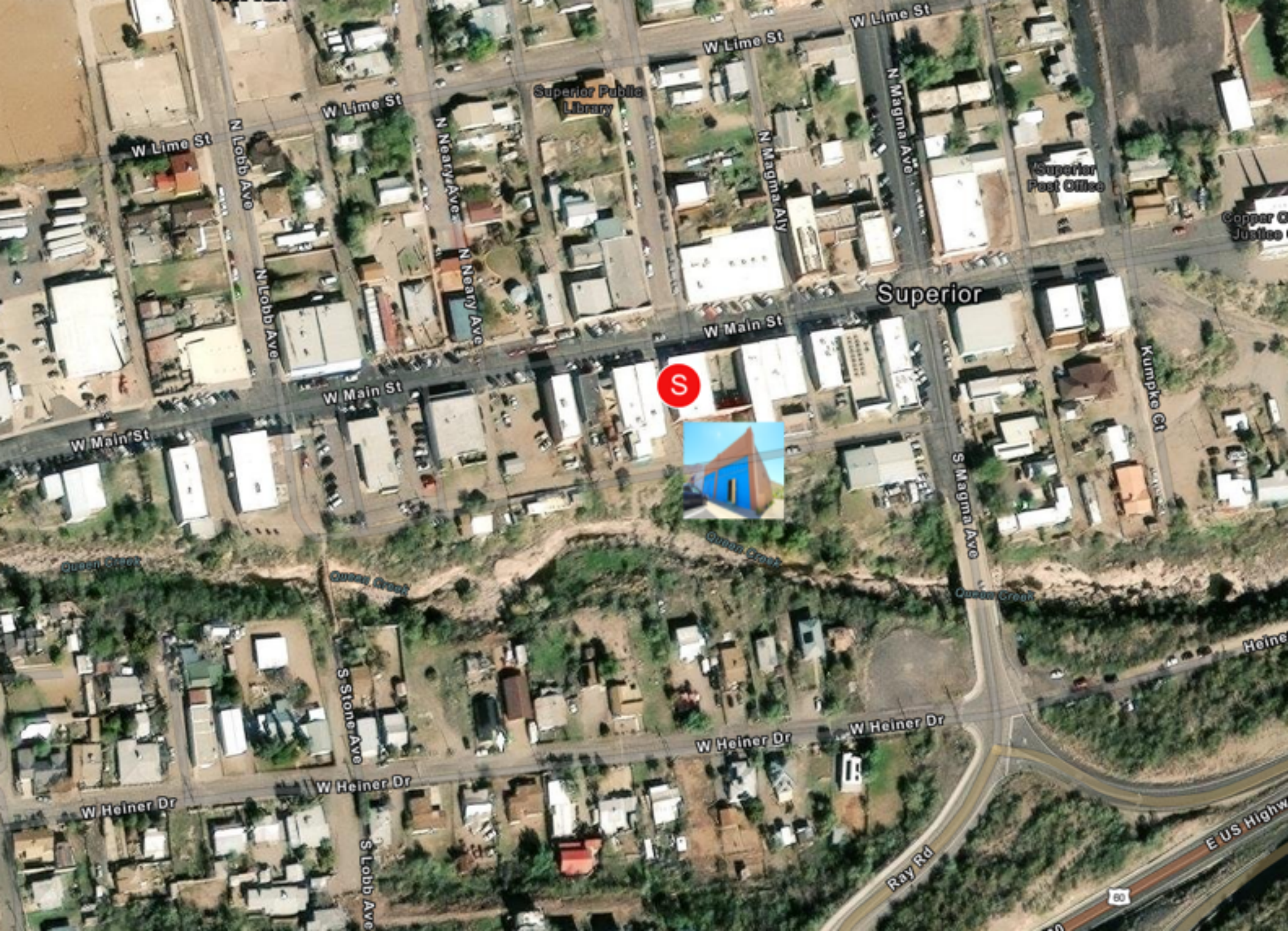


Largest Employers

Banner Health	45,185
Walmart Stores	37,648
Amazon.com	36,000
Kroger Co.	19,851
HonorHealth	16,000
McDonald's	15,000
Albertsons Companies	14,500
Dignity Health	14,000

Pinal County GDP Trend





1

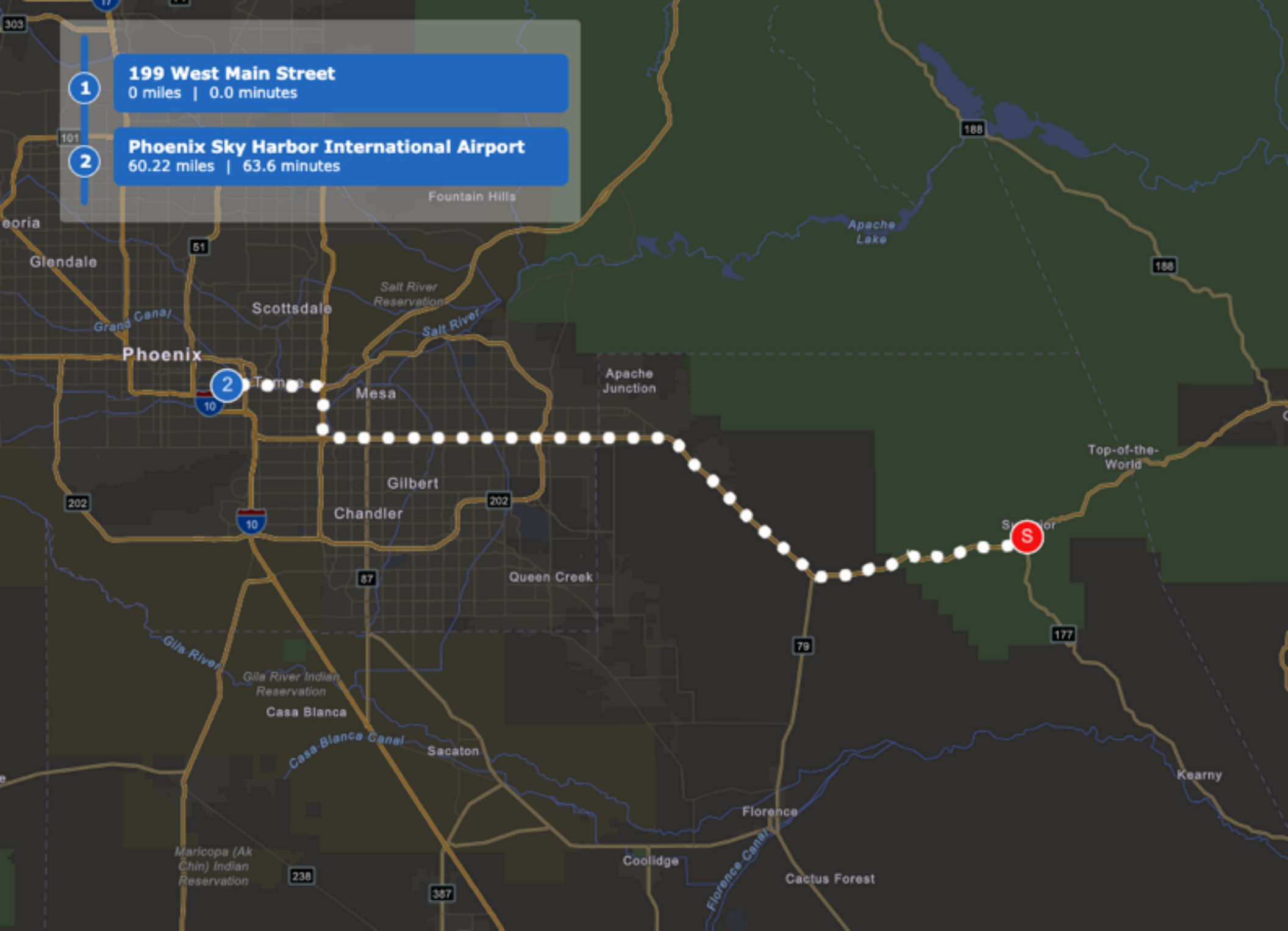
199 West Main Street

0 miles | 0.0 minutes

2

Phoenix Sky Harbor International Airport

60.22 miles | 63.6 minutes





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	4,100
LAND SF	6,250
LAND ACRES	0.143
YEAR BUILT	1936
# OF PARCELS	1
ZONING TYPE	GR - Warehousing
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF BUILDINGS	1
LOT DIMENSION	125.45 x 49.96 x 125.45 x 49.96
MIXED USE	Retail, Storefront, Warehousing
NUMBER OF PADS	1
STREET FRONTAGE	Historic Downtown
TRAFFIC COUNTS	12,000 to 15,000

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Tilt-Up
EXTERIOR	Painted
PARKING SURFACE	Asphalt
ROOF	Foam





Exterior of Building



Exterior of Building and Parking



Parking on Main St



Across the Street



Interior of one side of the building



Interior



Interior Window



Interior



Interior 2nd Window



Interior



Interior



Interior with extra wood



Interior of one side



Interior



Back Rooms



Back Rooms



Interior



Upstairs Apartment



Upstairs Apartment



Upstairs Apartment





View from the Street



View from the Street



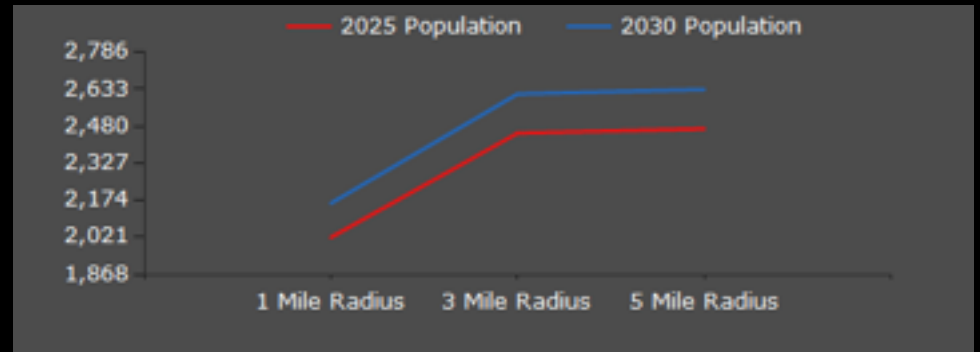
04

Demographics

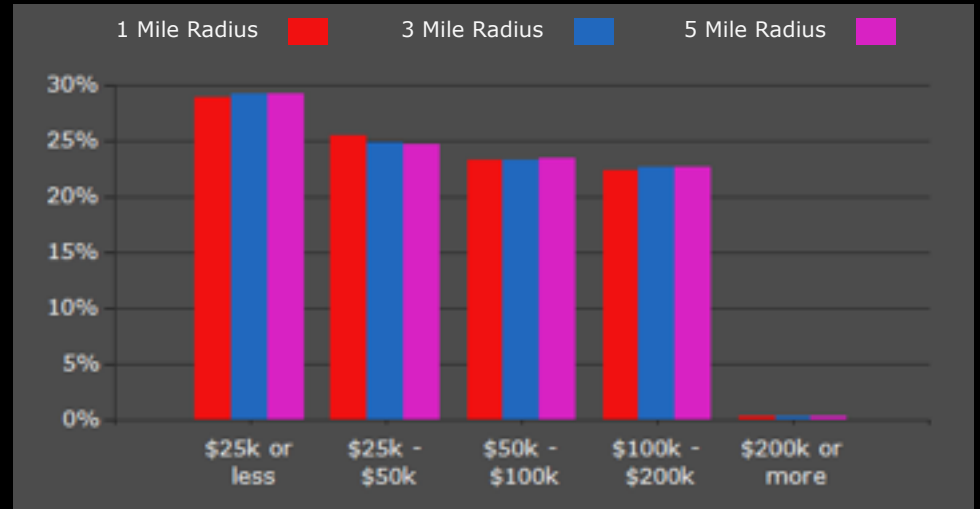
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,818	3,287	3,311
2010 Population	2,375	2,887	2,913
2025 Population	2,021	2,452	2,470
2030 Population	2,162	2,614	2,633
2025 African American	25	31	31
2025 American Indian	43	55	55
2025 Asian	18	20	20
2025 Hispanic	1,413	1,722	1,728
2025 Other Race	457	544	546
2025 White	955	1,165	1,178
2025 Multiracial	521	635	637
2025-2030: Population: Growth Rate	6.80%	6.45%	6.45%

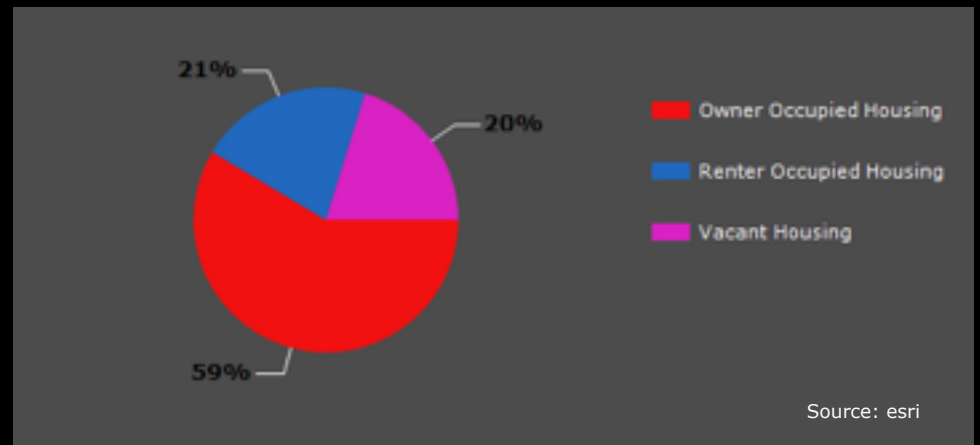
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	185	220	220
\$15,000-\$24,999	80	102	103
\$25,000-\$34,999	86	102	102
\$35,000-\$49,999	147	171	172
\$50,000-\$74,999	123	146	147
\$75,000-\$99,999	91	111	113
\$100,000-\$149,999	166	201	202
\$150,000-\$199,999	39	49	49
\$200,000 or greater	2	2	2
Median HH Income	\$43,949	\$44,206	\$44,430
Average HH Income	\$60,950	\$61,314	\$61,420



2025 Household Income



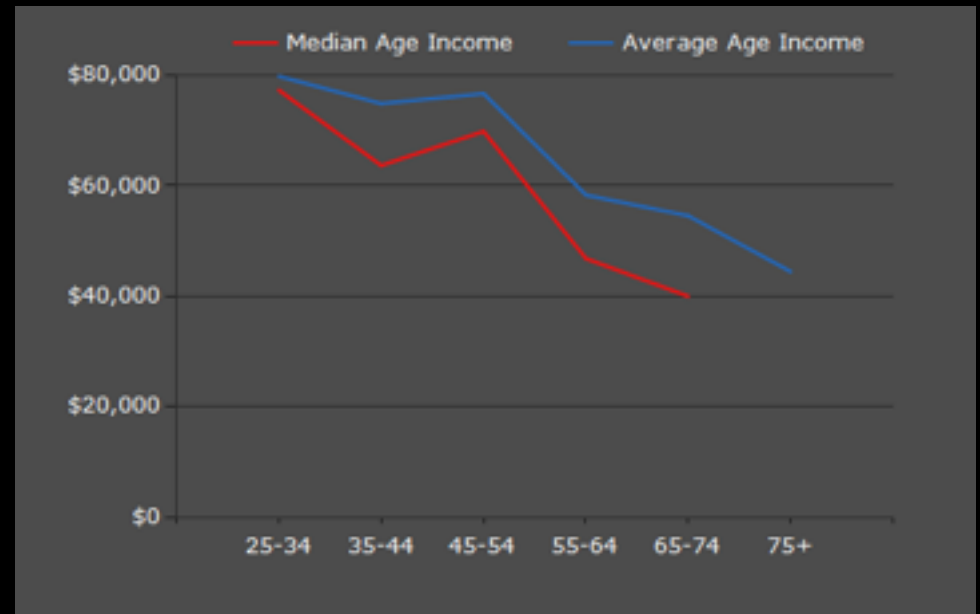
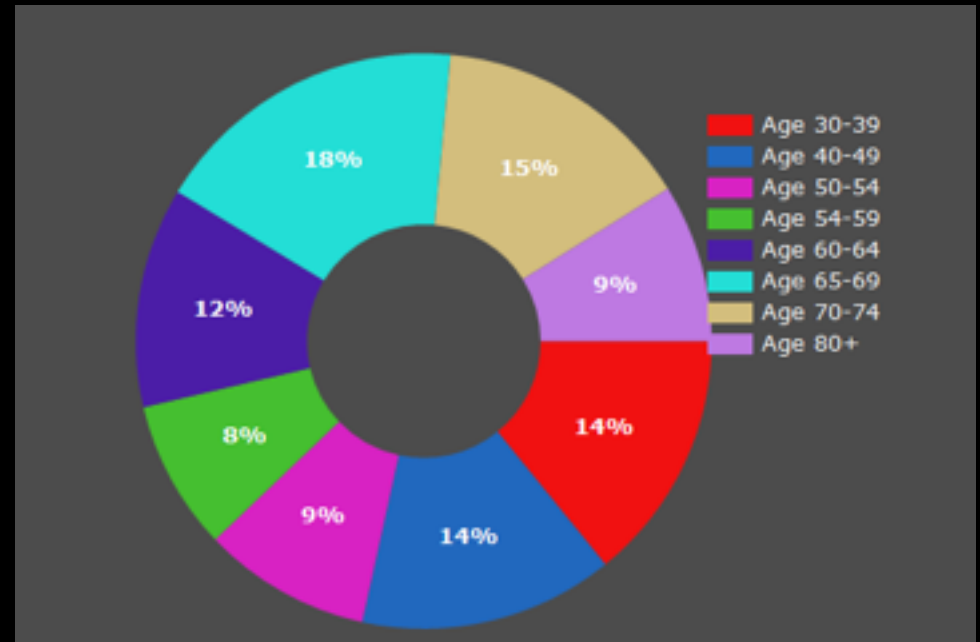
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	109	125	125
2025 Population Age 35-39	69	89	89
2025 Population Age 40-44	82	107	108
2025 Population Age 45-49	98	117	117
2025 Population Age 50-54	119	147	148
2025 Population Age 55-59	106	130	131
2025 Population Age 60-64	156	191	192
2025 Population Age 65-69	224	270	272
2025 Population Age 70-74	184	231	233
2025 Population Age 75-79	112	135	136
2025 Population Age 80-84	80	96	97
2025 Population Age 85+	84	96	97
2025 Population Age 18+	1,670	2,026	2,042
2025 Median Age	52	52	52
2030 Median Age	54	54	54

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,404	\$78,210	\$78,210
Average Household Income 25-34	\$79,900	\$80,854	\$81,292
Median Household Income 35-44	\$63,732	\$65,766	\$65,766
Average Household Income 35-44	\$74,954	\$76,327	\$76,813
Median Household Income 45-54	\$69,913	\$70,872	\$70,872
Average Household Income 45-54	\$76,760	\$76,817	\$76,917
Median Household Income 55-64	\$46,867	\$47,286	\$47,286
Average Household Income 55-64	\$58,368	\$58,943	\$59,359
Median Household Income 65-74	\$40,001	\$40,196	\$40,196
Average Household Income 65-74	\$54,603	\$54,970	\$55,108
Average Household Income 75+	\$44,501	\$44,672	\$44,855



Main Street Heritage Building

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