

DRIVE-THRU FOR LEASE

Park Pineway Outparcel

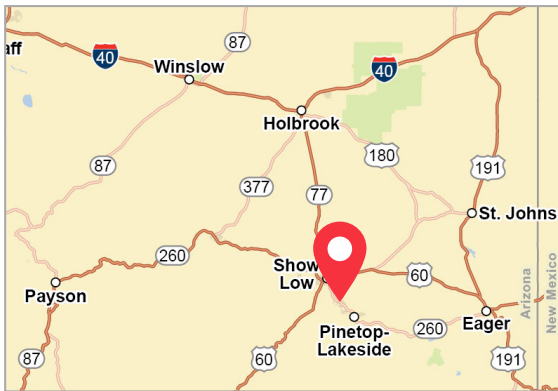
4451 S White Mountain Road | Show Low, AZ 85901



Overview

AVAILABLE +/- 1,800 SF w/ Drive-thru

RATE Contact Broker



Description

- +/- 1,800 SF existing drive-thru
- Frontage on State Highway 260 White Mountain Road
- Site has Full Access, Signal Light, and Pylon Sign
- Less than 1 Mile from Summit Healthcare Regional Medical Center, Walmart, The Home Depot and Lowe's Home Improvement

Nearby Retailers



Traffic Counts

White Mountain Road 19,873 VPD

Year: 2020 | Source: MPSI

Contact

BRAD BALBO

602.682.6016 | brad.balbo@srsre.com

Demographics

	1 MILE	3 MILES	5 MILES
2021 Est Population	1,530	7,418	18,671
2026 Est Population	1,648	7,909	19,542
Average HH Income	\$57,496	\$65,130	\$61,637
Daytime Population	2,475	9,826	21,268

Year: 2021 | Source: Esri

SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

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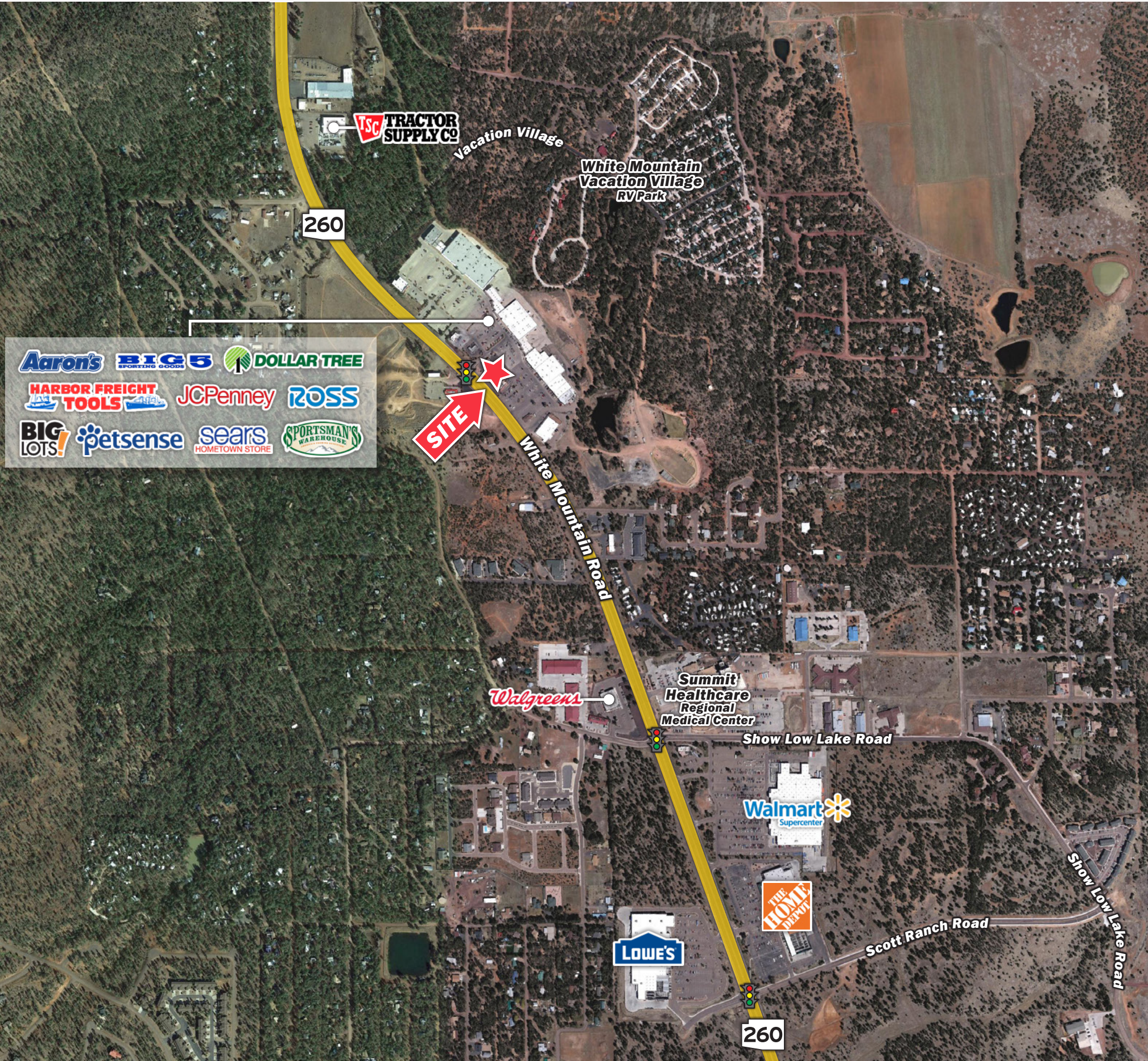
260

White Mountain Road
19,873 VPD '20

260

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Show Low, AZ Trade Area Demographic Profile

Trade Area:	75 Mile Radius
2021 Permanent Population:	140,022
	- 16,200 (Payson, AZ Population)
	- 9,300 (Globe-Miami, AZ Population)
	- 9,700 (Winslow, AZ Population)
	- 4,300 (San Carlos, AZ Population)
	- 1,400 (Peridot, AZ Population)
	+ 1,870 (1/2 of Catron County, NM Population)
	+ 30,000 (Estimated seasonal population)
Total Population:	130,992
2021 Male Population:	50.1%
2021 Female Population:	49.9%
Ethnicity:	
White:	65.3%
Black:	1.3%
Native American:	12.5%
Asian or Pacific Islander:	1%
Other Race:	8.8%
Two or More Races:	11.1%
Hispanic Origin:	21.2%
2021 Median Age:	41.7 Years
2021 Population under 45 years of age:	51.8%
2021 Population ages 20-44:	26.2%
2021 Population ages 45-64:	23.9%
2021 Population ages 65+:	24.3%
2021 Total Households	52,960
2021 Average Household Size:	2.6
2021 Average Household Income:	\$62,358
2021 Households w/ annual income > \$50,000:	49.2%
2021 Households w/ annual income > \$75,000:	29.6%
2021 Household w/ annual income > \$100,000	17%
High School Graduates:	86.5%
College Graduates:	26.6%
Some College Experience	59.1%
Worker Base (age 16 years or over)	44,602



City of
SHOW LOW
Arizona
NAMED BY THE TURN OF A CARD