

LAND
AVAILABLE
FOR SALE
SHOW LOW, AZ

60 E DEUCE OF CLUBS SHOW LOW, AZ



PROPERTY INFORMATION

FEATURES:

- GOOD VISIBILITY FROM INTERSECTION
- ±1 MILE FROM SHOW LOW HIGH SCHOOL (±767 STUDENTS)
- SIGNALIZED INTERSECTION
- STRONG HOUSEHOLD INCOMES
- MULTIPLE LARGE NATIONAL RETAILERS IN THE IMMEDIATE TRADE AREA

PROPERTY SIZE:

- ±0.79 ACRES (±34,412 SF)

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI 2021

2021 ESTIMATED POPULATION

1 MILE:	4,889
3 MILE:	11,415
5 MILE:	16,139

2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$58,592
3 MILE:	\$61,690
5 MILE:	\$63,008

2021 ESTIMATED TRAFFIC COUNTS ESRI 2021

N/S ON CENTRAL AVE: ±8,339 VPD
E/W ON DEUCE OF CLUBS AVE: ±19,759 VPD

BRENT MALLONEE

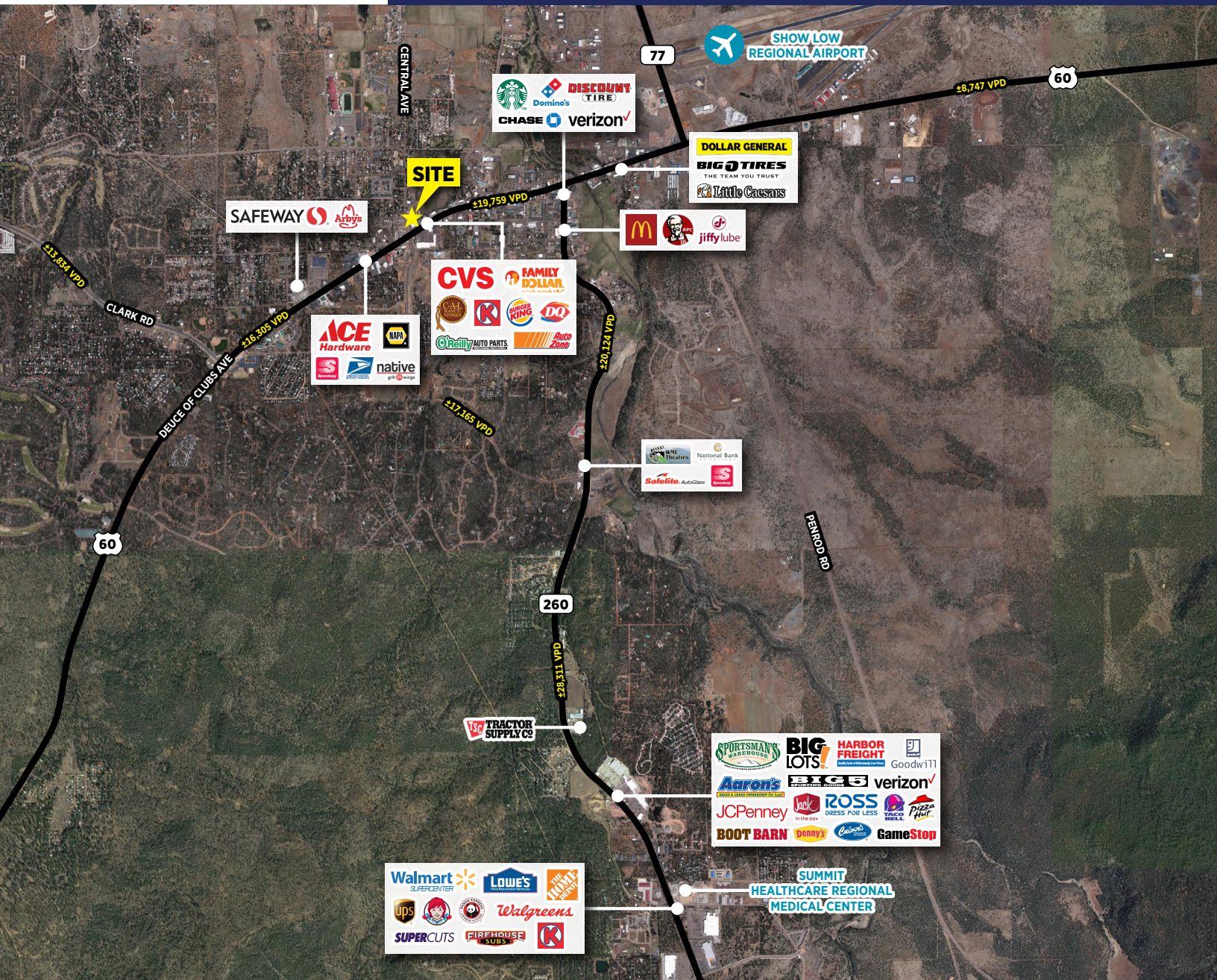
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