

**Willcox Village SEC of Interstate-10 & Bisbee Avenue Wilcox, AZ
 Ground Lease or Build to Suite**



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- 2.2 Acres (PAD)
- Price Is Negotiable
- Zoning is H-1
- Located next to Willcox Village Shopping Center, Anchored by Safeway Food and Drug, Beall's Outlet, Radio Shack, Western Bank and Starbucks.
- Great use for Retail, Hotel or Restaurant
- Adjacent to the only major Shopping Center within 40 Miles!
- Easy exit off Interstate-10, exit 340
- Located 60 Miles east of Tucson, Arizona

DEMOGRAPHICS: 2009

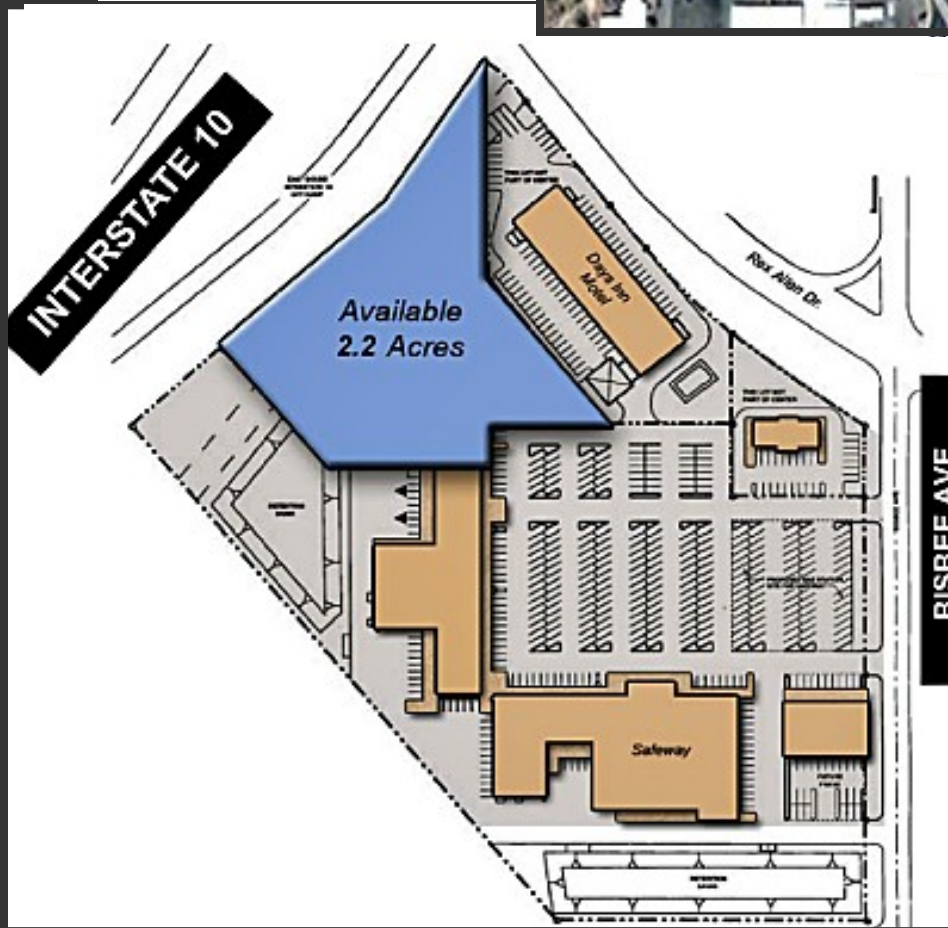
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Est. Population:	3,789	5,973	6,865
Est. HH Income:	42,130	47,612	49,262
Source: Claritas			

TRAFFIC COUNTS:

	(ADOT 08)	17,000 VPD
Rex Allen Drive:	(ADOT 08)	6,000 VPD
Bisbee Ave:	(City of Willcox 09)	4,388 VPD



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