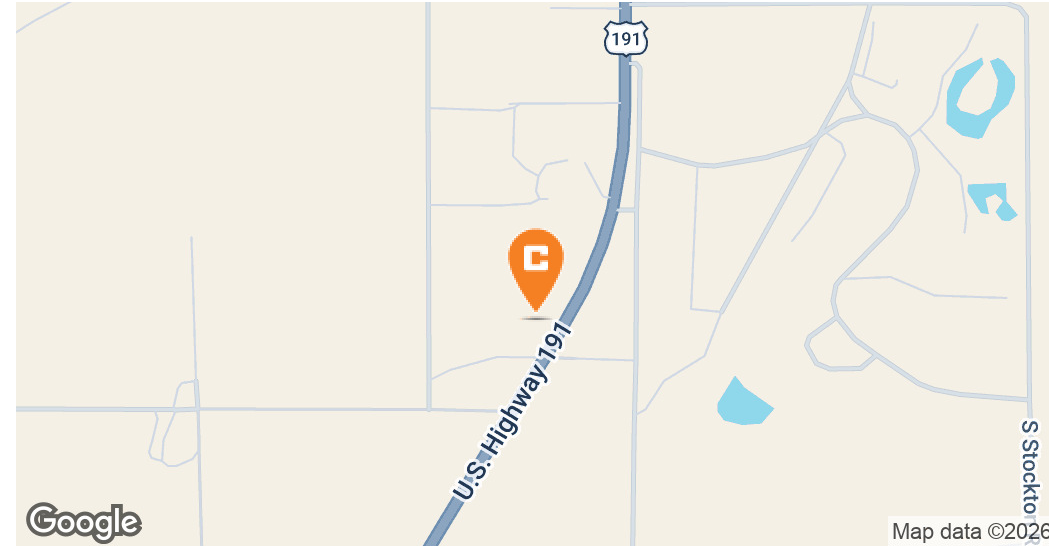


# "JOES RIDE N DINE" BUSINESS OPPORTUNITY

RETAIL BUSINESS | FOR SALE

3922 U.S. 191, SAFFORD, AZ 85546



## PROPERTY DESCRIPTION

Opportunity to acquire a local favorite hot spot "Joes Ride n Dine". This prime property located in the thriving Safford area is located on 1.39 acres and includes an adjacent 1 acre parcel to the north as well. Its strategic location along U.S. 191 provides high visibility and convenient access, setting the stage for exceptional business visibility. With its C-M zoning and prime location, this property presents an unparalleled opportunity for retail investors seeking a strategic foothold in the dynamic market of Safford.

## OFFERING SUMMARY

Sale Price:	\$1,800,000
Parcel A:	+/-1.39 AC
Building Size:	+/-4,232 SF
Zoning:	C-M
Parcel B:	+/-1AC
Zoning:	CUP

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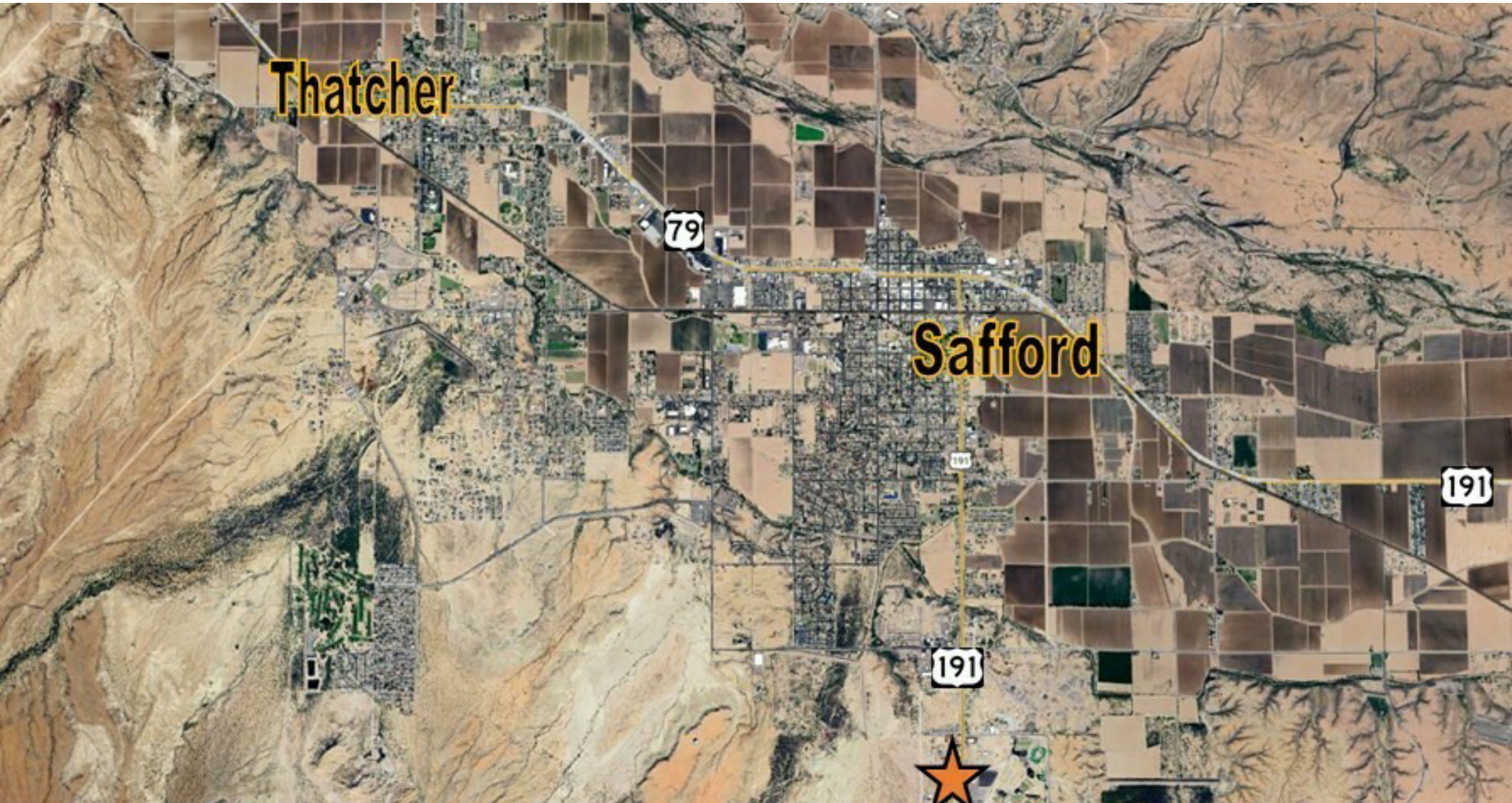
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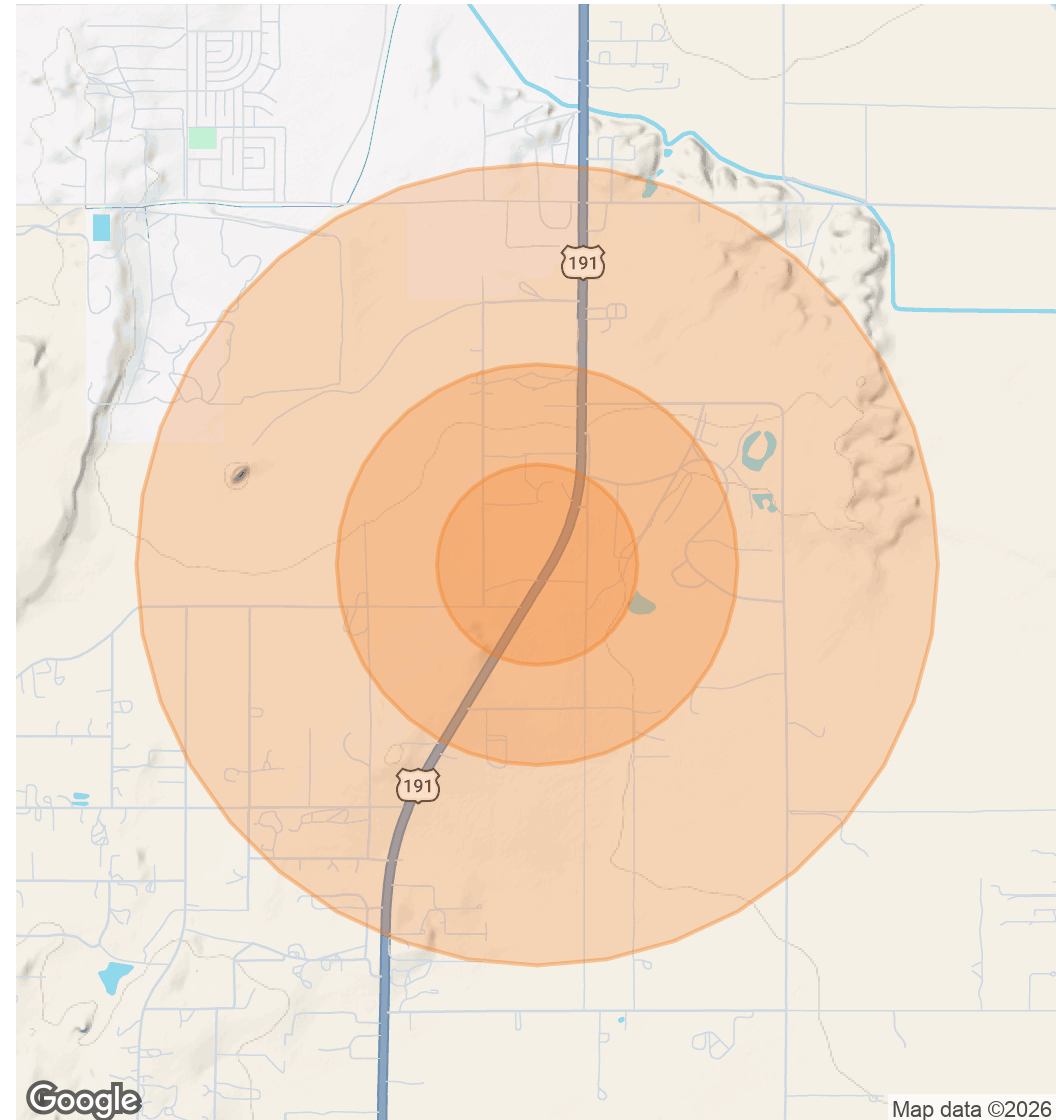
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RETAIL BUSINESS | FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	33	138	616
Average Age	41.8	39.4	38.8
Average Age (Male)	45.4	43.3	41.5
Average Age (Female)	39.2	36.4	36.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	11	48	214
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$82,549	\$75,387	\$76,086
Average House Value	\$318,501	\$289,165	\$280,372

2023 American Community Survey (ACS)



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