

FOR SALE OR LEASE | RETAIL PADS

MEADOWCREEK RETAIL PADS

1961 S White Mountain Rd, Show Low, AZ 85901

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com

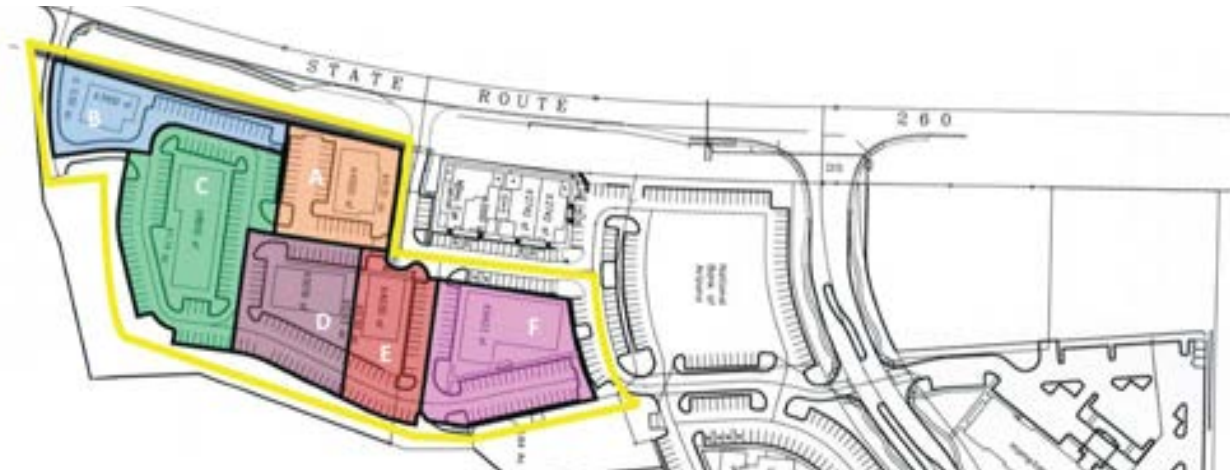


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PROPERTY SUMMARY

Sale Price:	\$2,050,000
Lease Price:	Contact Broker
Lot Size:	21,780 SF - 4.2 Acres
APN #:	210-32-016T
Zoning:	C-1
Cross Streets:	SR 260 S WhiteMountain Rd & E Woolford Rd

LOCATION OVERVIEW

Don't miss out on an **exceptional retail and pad opportunity** with **prime frontage** on White Mountain Road (SR 260) in the heart of Show Low. **Positioned along one of the area's growing areas**, next to many nationally-known businesses, the property offers **strong visibility, convenient access, and consistent traffic exposure**.

The site accommodates a variety of commercial uses, including **retail, restaurant, medical, office, or other** user concepts, making it **well-suited for both investors and owner-users**. With retail space and pads available for lease or purchase, this **high-profile location** presents a **rare opportunity to establish or expand a presence in a rapidly growing market**.

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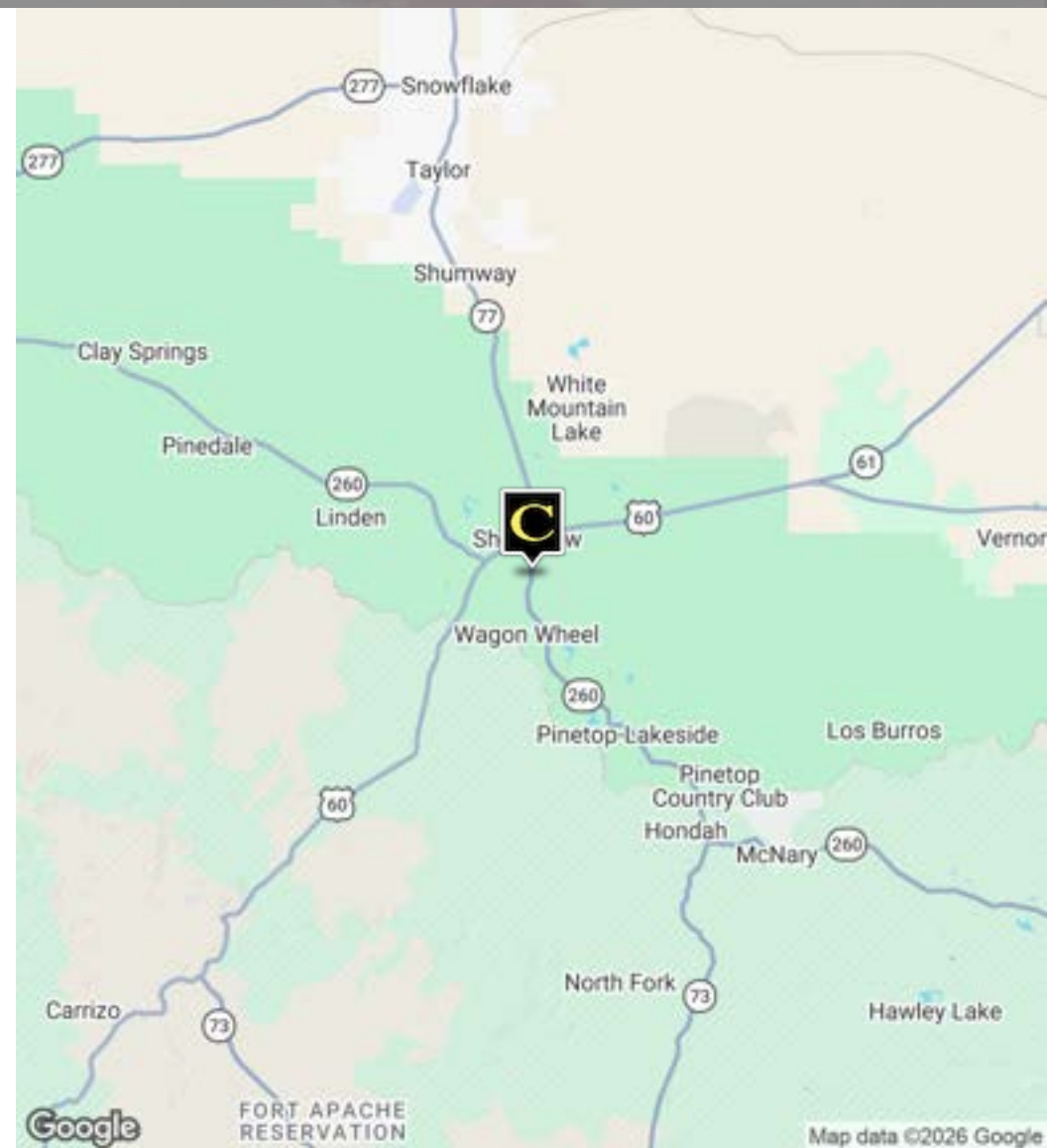
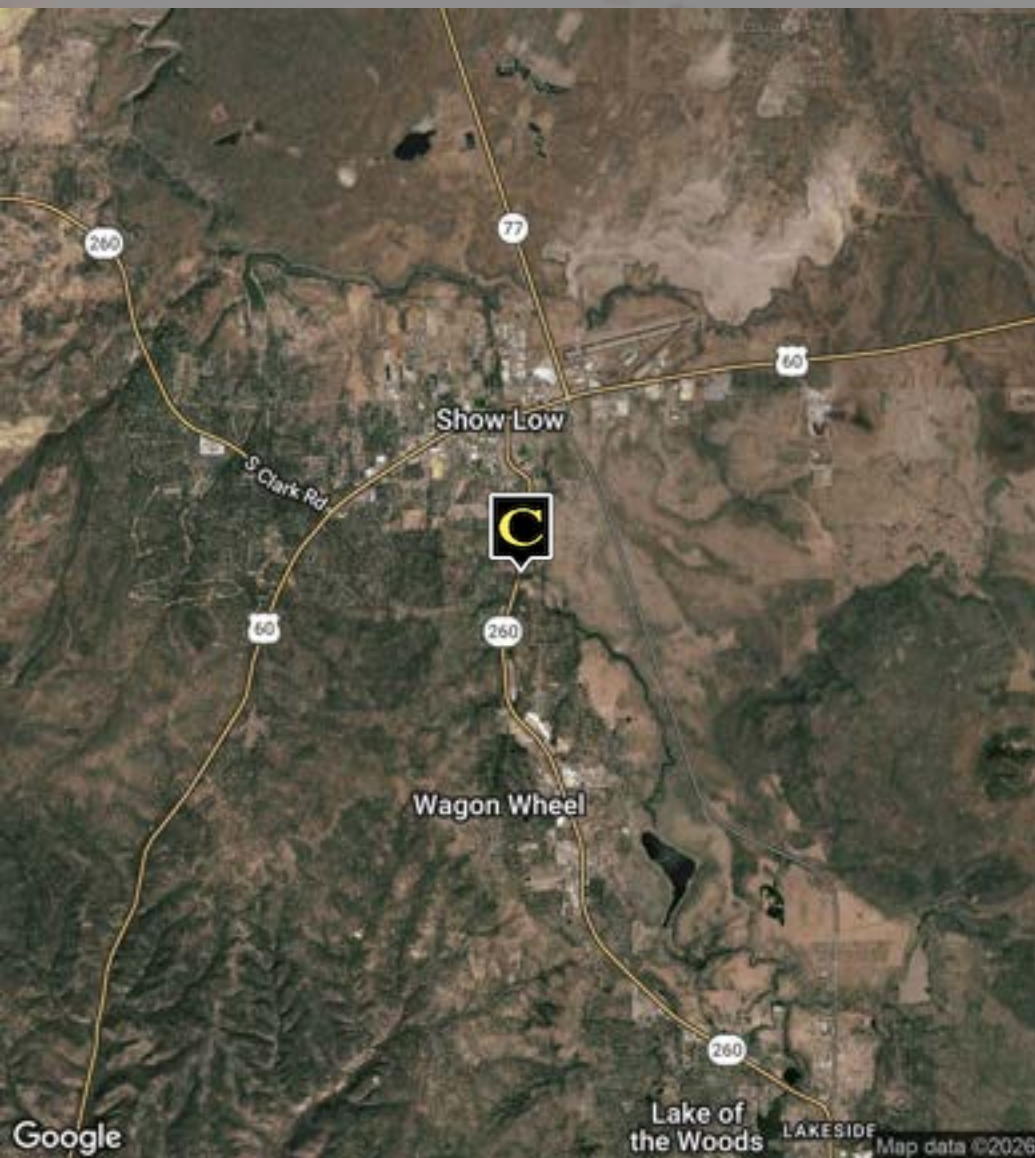
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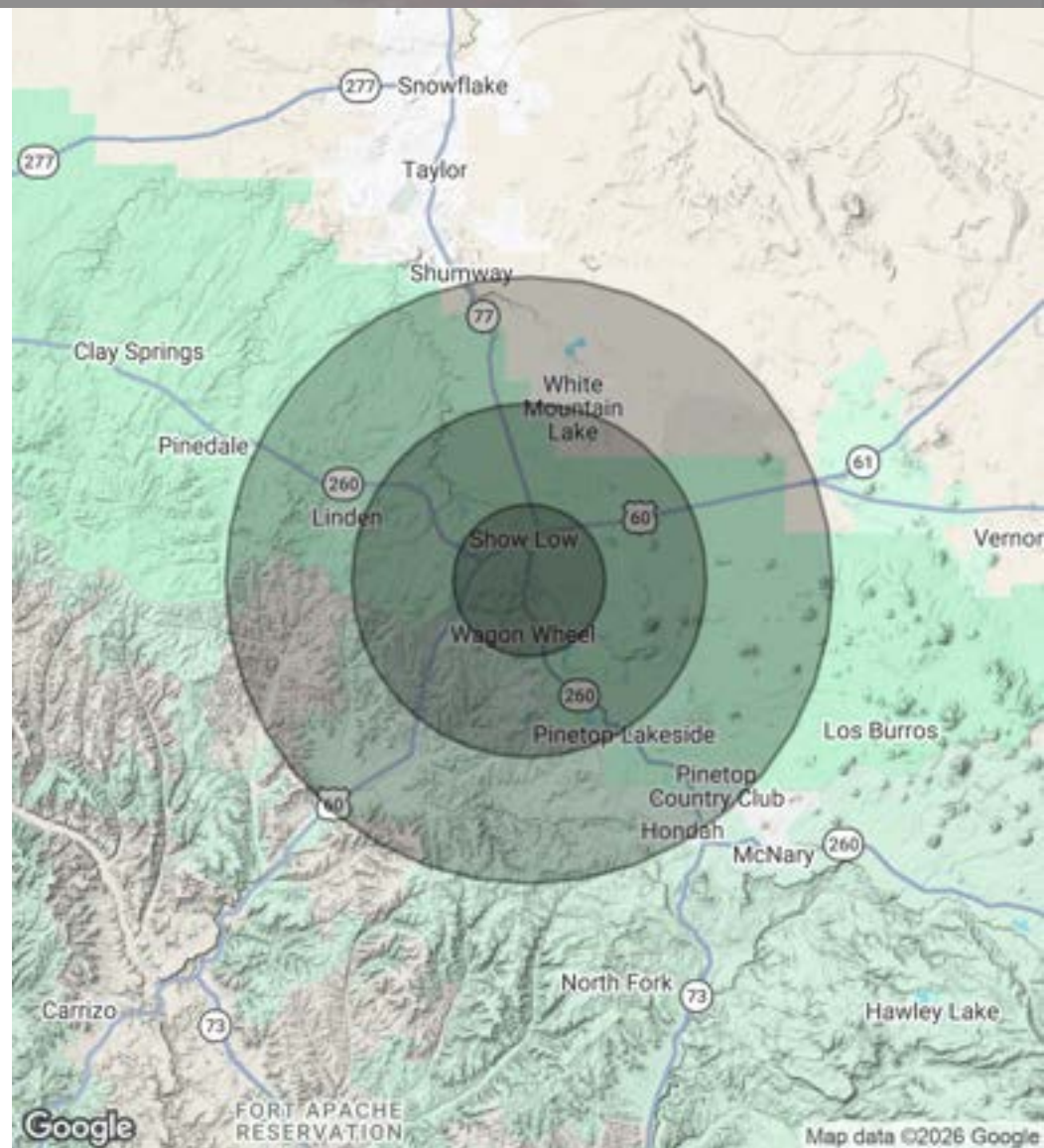
POPULATION

	3 MILES	7 MILES	12 MILES
Total Population	11,590	21,886	31,883
Average Age	44	45	46
Average Age (Male)	42	45	45
Average Age (Female)	45	46	47

HOUSEHOLDS & INCOME

	3 MILES	7 MILES	12 MILES
Total Households	4,802	9,148	13,528
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,041	\$80,198	\$80,307
Average House Value	\$327,237	\$330,671	\$329,166

2020 American Community Survey (ACS)



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