

FOR SALE

**GREAT RETAIL LOCATION
FOR ANY BUSINESS
DESIRING TO SERVE
BENSON AND THE
SURROUNDING TRADE
AREAS**

ABOUT BENSON, ARIZONA:

Ideally situated in Cochise County in southeastern Arizona, Benson is the gateway to historic Highway 80 that leads south to Tombstone, Bisbee, and Douglas. This site is located 35 minutes southeast of Tucson and 30 minutes from Sierra Vista.

SIZE:

**52,000 SF
350' street frontage**

ZONING:

B-2 (General Business)

Exclusively Represented By:

BRENNA LACEY

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520-326-3200



CORNER RETAIL PAD



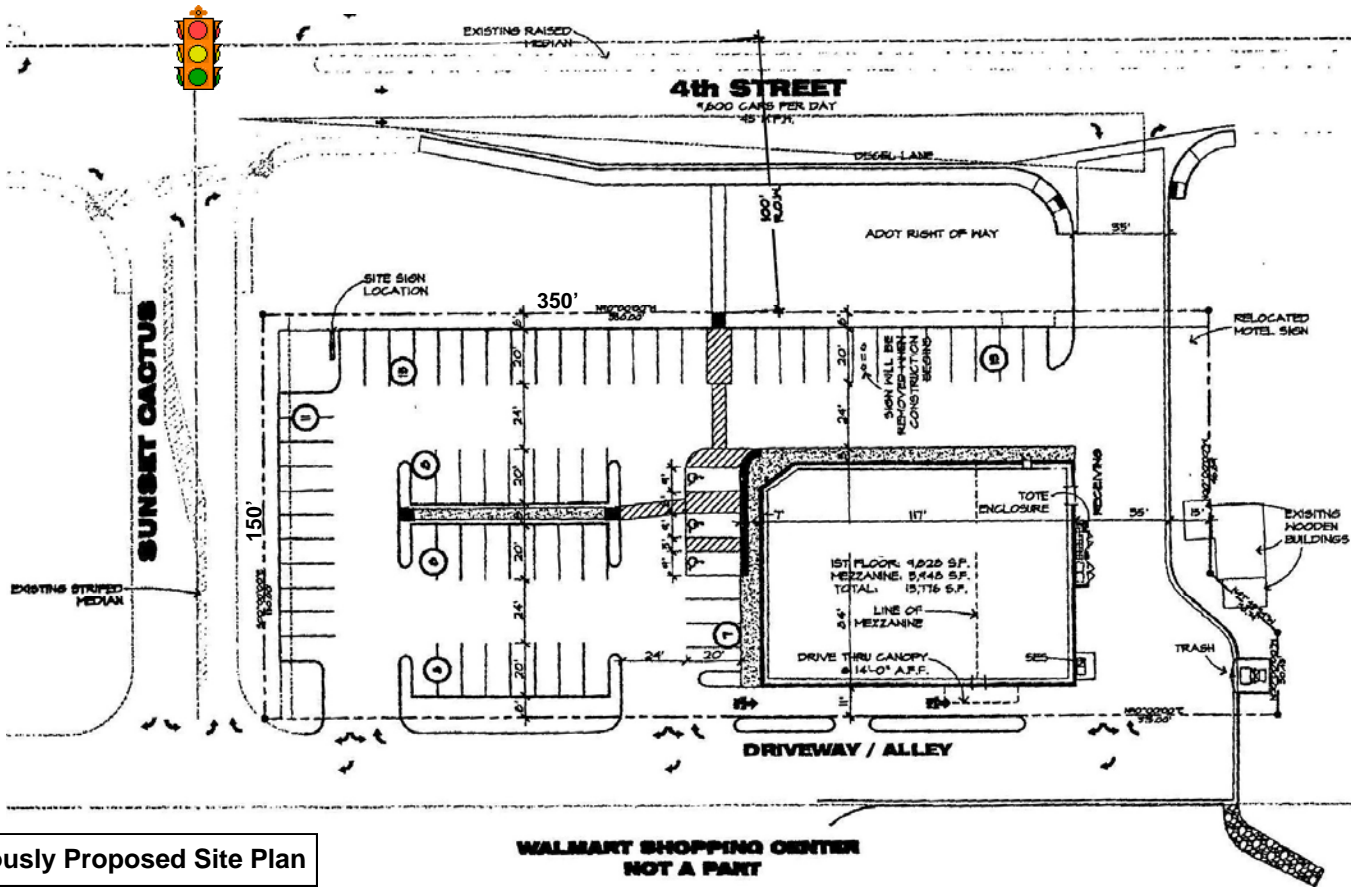
SEC 4TH ST & SUNSET CACTUS BENSON, ARIZONA

About the Property:

This parcel sits at the main entrance to the trade area's busiest retail project. This Walmart Supercenter is the only Walmart serving an expanded trade area for Benson. Located near Interstate 10, it provides convenience and access to several smaller communities in Southern Arizona.



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



Previously Proposed Site Plan