

# WINSLOW, ARIZONA

## 8,620 SF RETAIL CENTER ON MIKE'S PIKE STREET



### CURRENT POPULATION

- 3 Mile 9,458
- 5 Mile 10,629
- 10 Mile 10,881

### AVERAGE HOUSEHOLD INCOME

- 5 Mile \$42,965

### LEASE RATES

- \$18.00/NNN

### DATE AVAILABLE

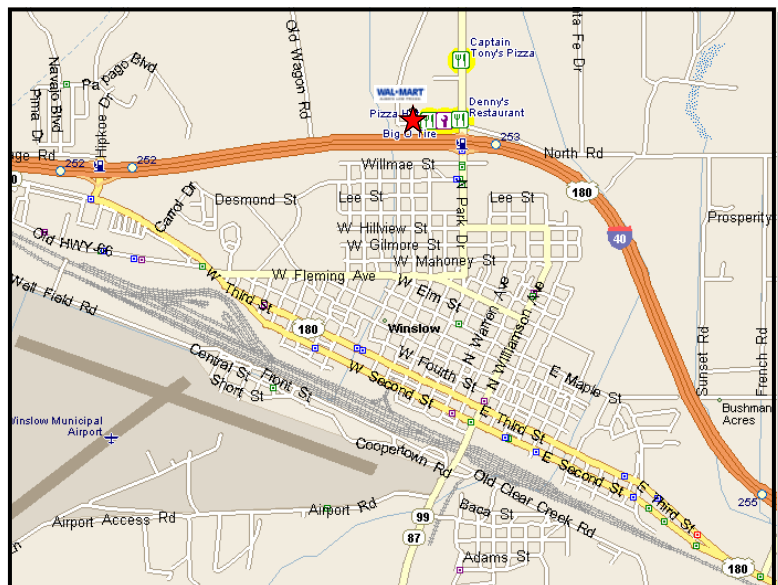
- Spring 2006

### TRAFFIC COUNT

- 14,100 ADT off Ramp Traffic
- 19,700 ADT I-40, North/South Bound

- Large Site directly across the street from Wal-Mart **Soon to be Super Wal-Mart!**
- Freeway Visibility and at the end of new off-ramp.
- New Construction with Flexible design.
- **Freeway Pylon Sign Not to Exceed 75 Feet Tall**

### Approximately 701 Mikes Pike St.



### CONTACT

**Randy Baker**

(509) 455-3684 (O) (509) 954-5161 (C)  
[rbaker@bakerinvestmentgroup.com](mailto:rbaker@bakerinvestmentgroup.com)



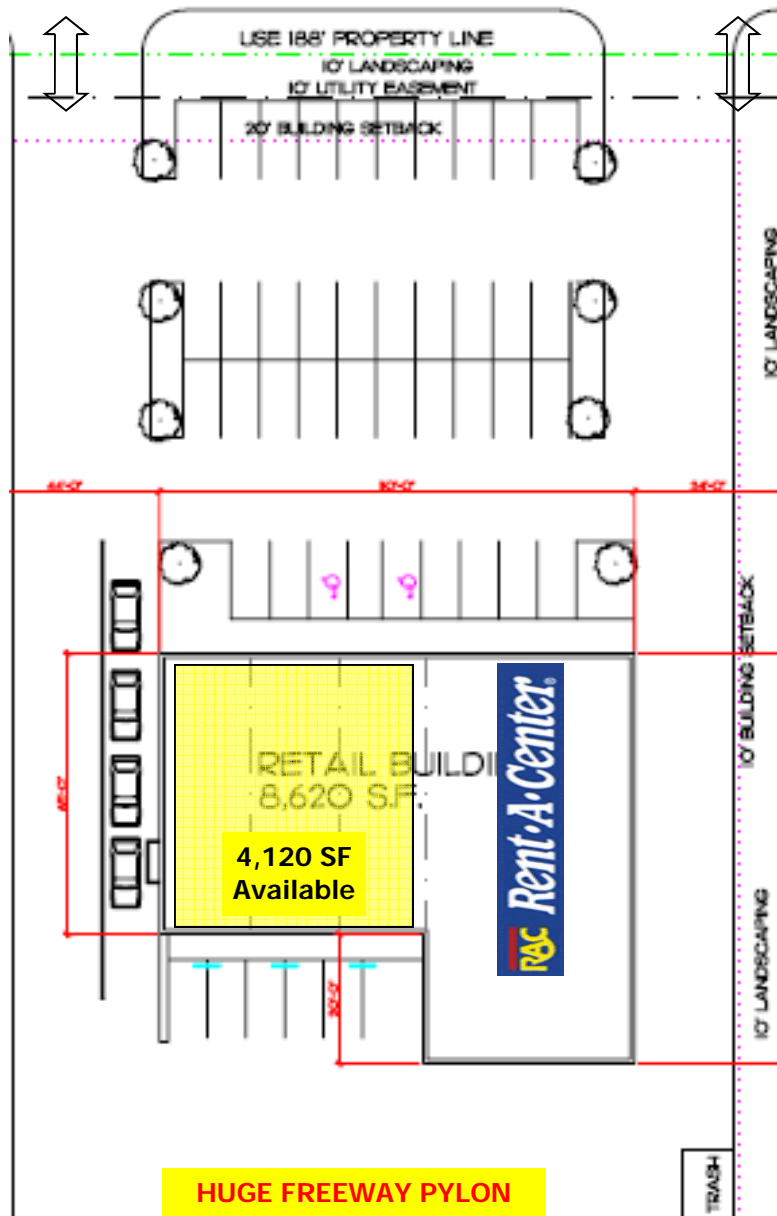
**INVESTMENT GROUP**

Phone (509) 455-3684 Fax (509) 455-4102 South One Washington Spokane, WA 99201

# Preliminary Site Plan



Mike's Pike Street



Interstate 40

# Winslow Arizona

## New Site and Retailers

