



HARTMANN
COMMERCIAL REAL ESTATE

FOR LEASE
Retail Shop Space

443 W 4th St
Benson, Arizona

Suite Sizes: 4000 Sq. Ft.
Zoning: B-1 (Benson)
Lease Rate: \$10.00 Sq Ft. (Plus NNN)
Utilities: Paid by Tenant.
Terms: Two-Year Minimum

Comments: Unique location in a regional super Wal-Mart center with great visibility and lots of parking. Benson is the hub to a number of northeastern Cochise County rural communities and enjoys strong traffic flow into the center with the Wal-Mart anchor. Spaces include potential salon use with existing plumbing or sandwich shop or classic retail use.

Demographics:
Summary

Benson Trade Area Population:	12,368
Number of Households:	5,244
Average HH Income:	\$54,280 (2014)
Number of Employees:	4,228

(Source: US Census Bureau)

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Alain Hartmann
Designated Broker
520.870-1030
alain@hcreinc.com



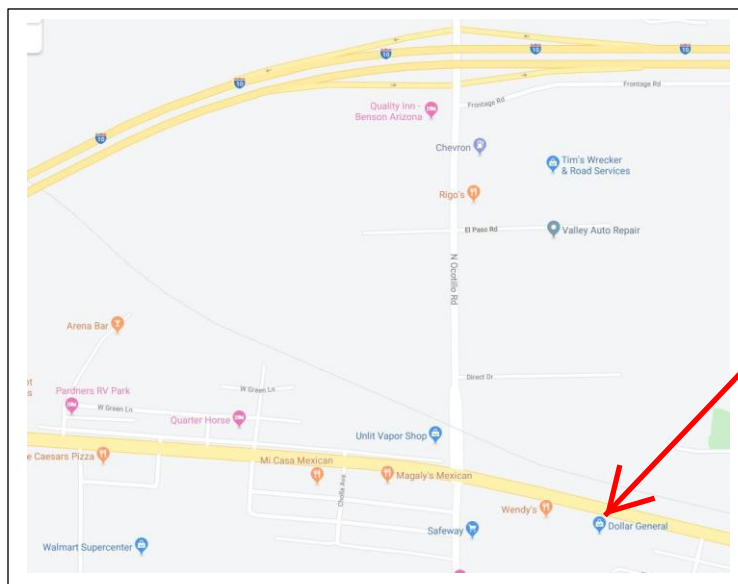
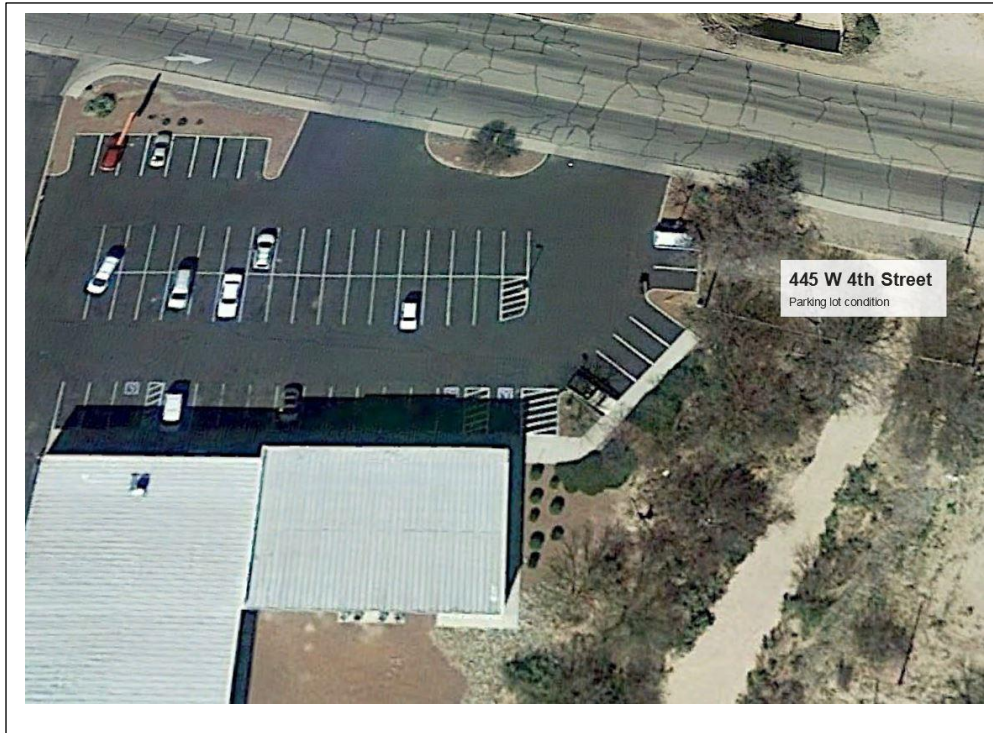
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Subject

7459 E. Broadway • Tucson, Arizona 85710
W: 520.332.6000 • C: 520.870.1030 • F: 520.290.5757

Rent Roll Summary

Dollar General lease expires in 2023, it is a triple net NNN lease.

	<u>Annual Rent</u>	<u>Square Footage</u>	<u>Base Rate</u>
Dollar General:	\$93,615	9014	\$10.40

2016 Triple Net Expense: \$2.00 / Sq Ft