

RETAIL FOR SALE

BENSON FUEL

103 W. 4th Street, Benson, AZ 85602



SALE PRICE: \$995,000

BUILDING SIZE: 7,271 SF

PROPERTY FEATURES

- Retail Service Gas Station
- Full Convenience Store
- Numerous Rental Spaces
- Multiple Storage Units
- Full Mechanic's Garage
- Office Space
- Space Available for Expansion
- Located in High Traffic Area Close to Downtown Benson

KELLER WILLIAMS SOUTHERN ARIZONA
520.615.8400
1745 E River Road,
Suite 245
Tucson, AZ 85718

CHUCK CORRIERE
Broker Associate
O: 520.400.9811
C: 520.400.9811
chuck@dealmakerteam.com
AZ #BR564958000



KELLER WILLIAMS.
SOUTHERN ARIZONA

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Gross Sales Conv Store		\$ 3,029,500.00	
Cost of Goods Sold		\$ 2,722,725.00	
Gross Profit		\$ 306,775.00	
Operating Expenses			
Salaries		\$ 37,200.00	
Net Operating Profits			\$ 269,575.00
Real Estate			
Rental Income		\$ 52,560.00	
Vacancy factor 10%		\$ 5,256.00	
Gross Rental Income		\$ 47,304.00	
Operating Expenses		\$ 19,000.00	
Net Property Income			\$ 28,304.00
Net Income Combined			\$ 297,879.00
CAP RATE		25%	\$ 1,191,516.00

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PRICE PER UNIT:

-

BUILDING SIZE:

7,271 SF

PROPERTY OVERVIEW

Office/Medical Condominium Park Located in the Growing Area of Oro Valley.

PROPERTY FEATURES

- Retail Service Gas Station
- Full Convenience Store
- Numerous Rental Spaces
- Multiple Storage Units
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- Office Space
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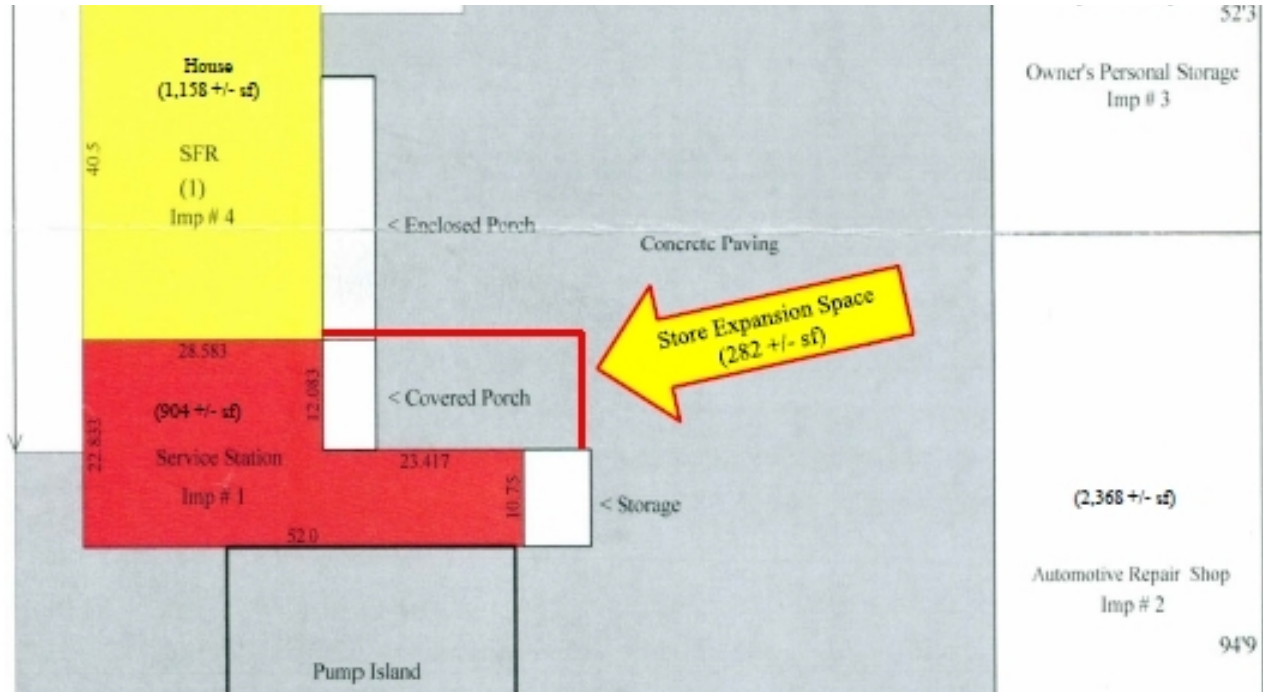
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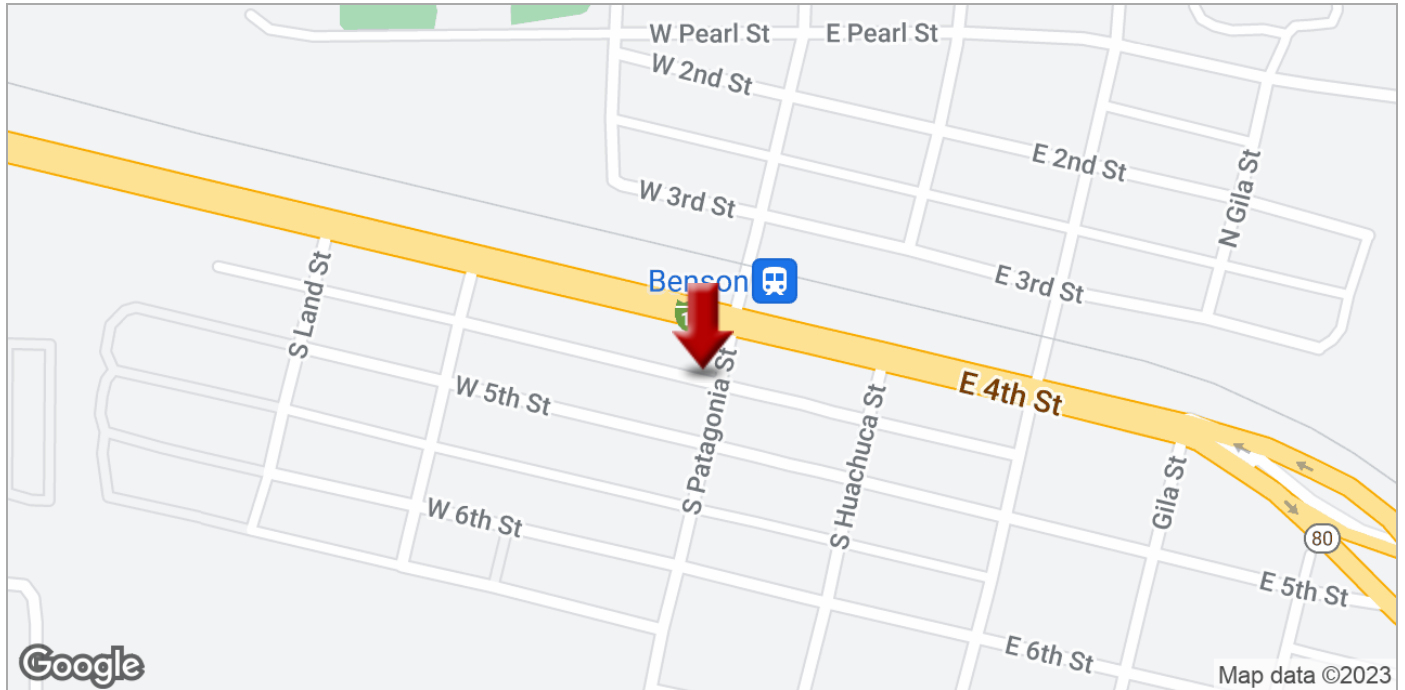
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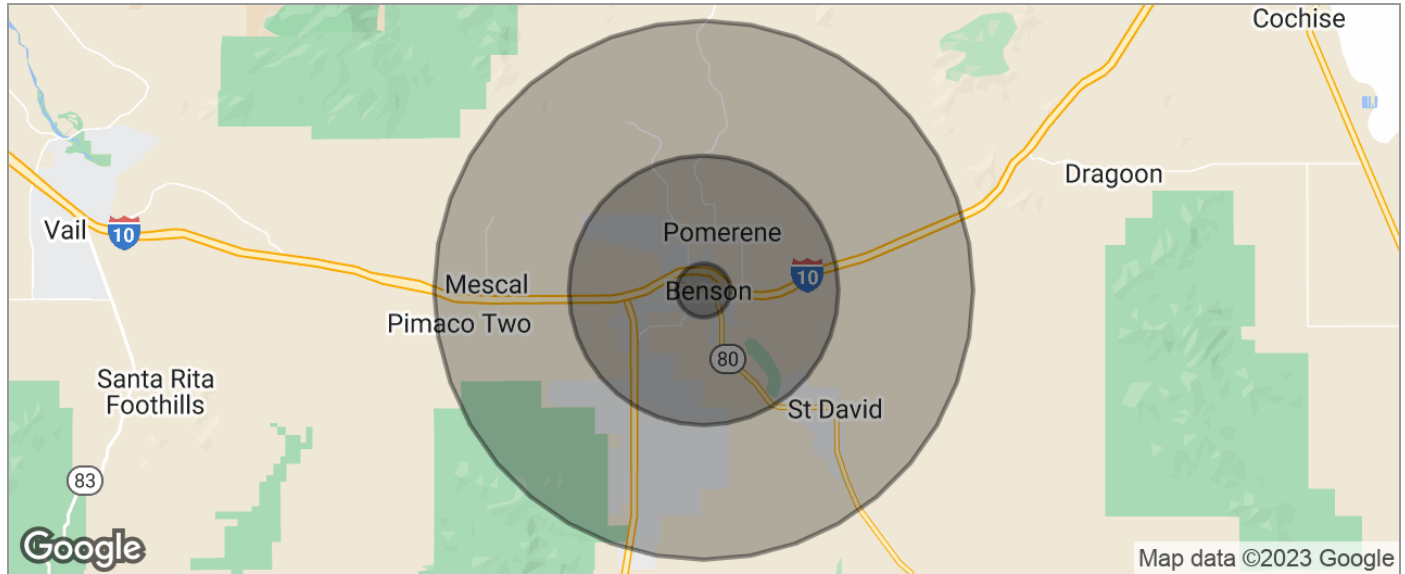
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,566	5,700	8,548
MEDIAN AGE	53.5	52.7	51.1
MEDIAN AGE (MALE)	46.2	46.4	46.9
MEDIAN AGE (FEMALE)	55.3	54.4	52.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	684	2,450	3,547
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$42,381	\$43,934	\$47,525
AVERAGE HOUSE VALUE		\$183,799	\$183,273
RACE	1 MILE	5 MILES	10 MILES
% WHITE	89.4%	90.0%	91.2%
% BLACK	0.0%	0.0%	0.2%
% ASIAN	0.4%	0.5%	0.8%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	0.9%	0.8%	0.6%
% OTHER	6.1%	5.2%	3.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	24.7%	22.4%	17.7%

* Demographic data derived from 2020 ACS - US Census

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