


PADS AVAILABLE FOR LEASE OR BTS

SEC OATMAN RD & HWY-95 | Bullhead City, AZ 86442

- NEXT TO BRAND NEW DUNKIN' DONUTS EXPECTED TO OPEN MAY 2021
- 3 PADS WITH DRIVE-THRU ACCESS



 *ADOT, 2018
Outline not to scale

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CBRE

SEC OATMAN RD & HWY-95

PROPERTY HIGHLIGHTS

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- 3 drive-thru, build-to-suit pads available next to the future site of Dunkin Donuts expected to open May 2021
- Located off the highly traveled Hwy-95 (Mohave Valley Highway) with a traffic count of $\pm 27,962$ vehicles per day (Source: ADOT, 2018)
- ± 2 miles away from the Arizona - Nevada state border
- All 3 pads have drive-thru capability

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	3,477	32,310	49,918
2025 Population	3,604	33,491	52,135
Est. 5 Year Growth Rate	0.72%	0.72%	0.87%
2020 Employees	3,976	19,191	32,197
2020 Average Home Value	\$136,354	\$146,814	\$183,843
2020 Average HH Income	\$48,311	\$48,869	\$53,916

Source: ESRI



SEC OATMAN RD & HWY-95 SITE PLAN

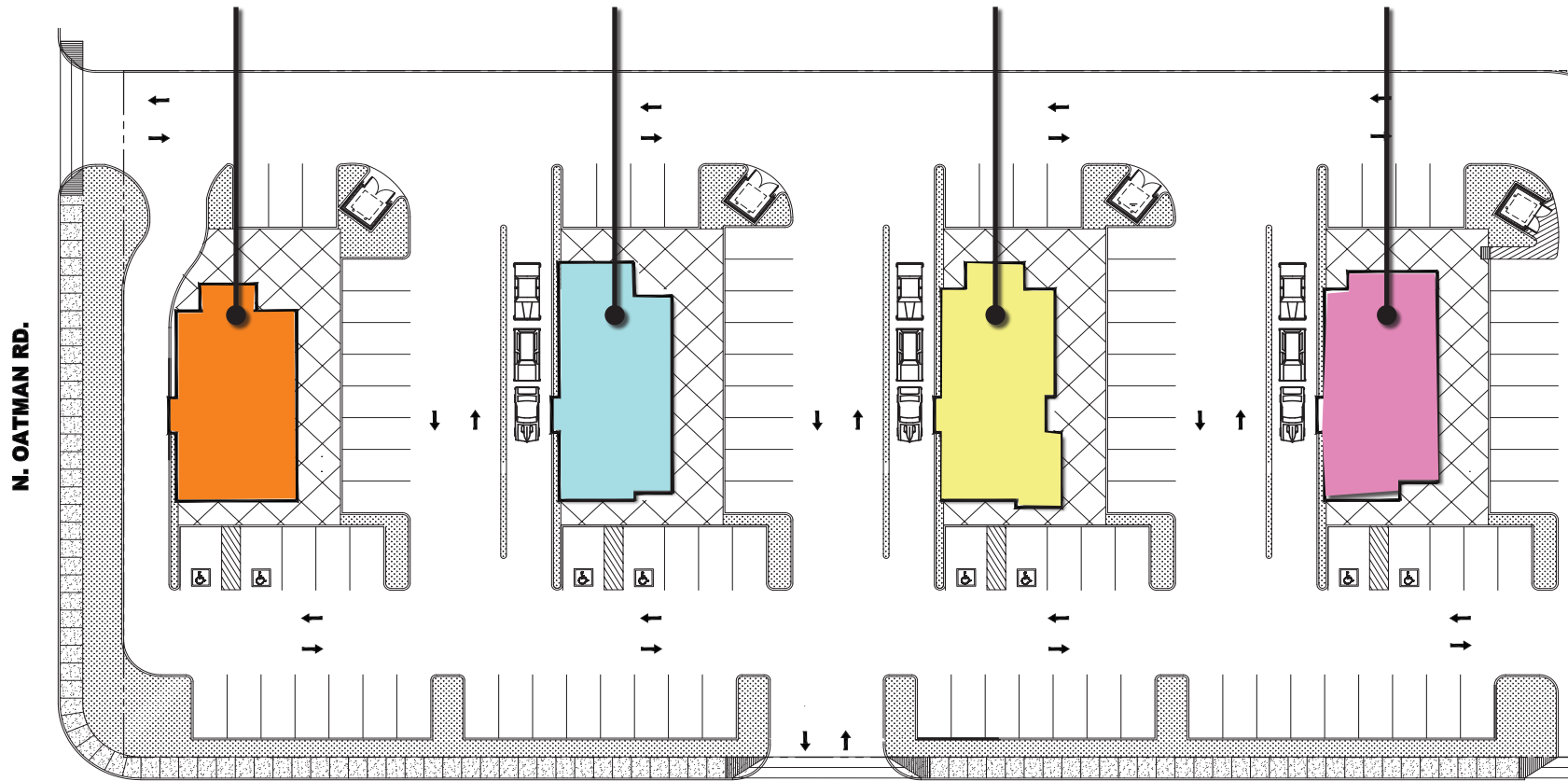
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**AVAILABLE
Restaurant
Drive-Thru
±2,000 SF**

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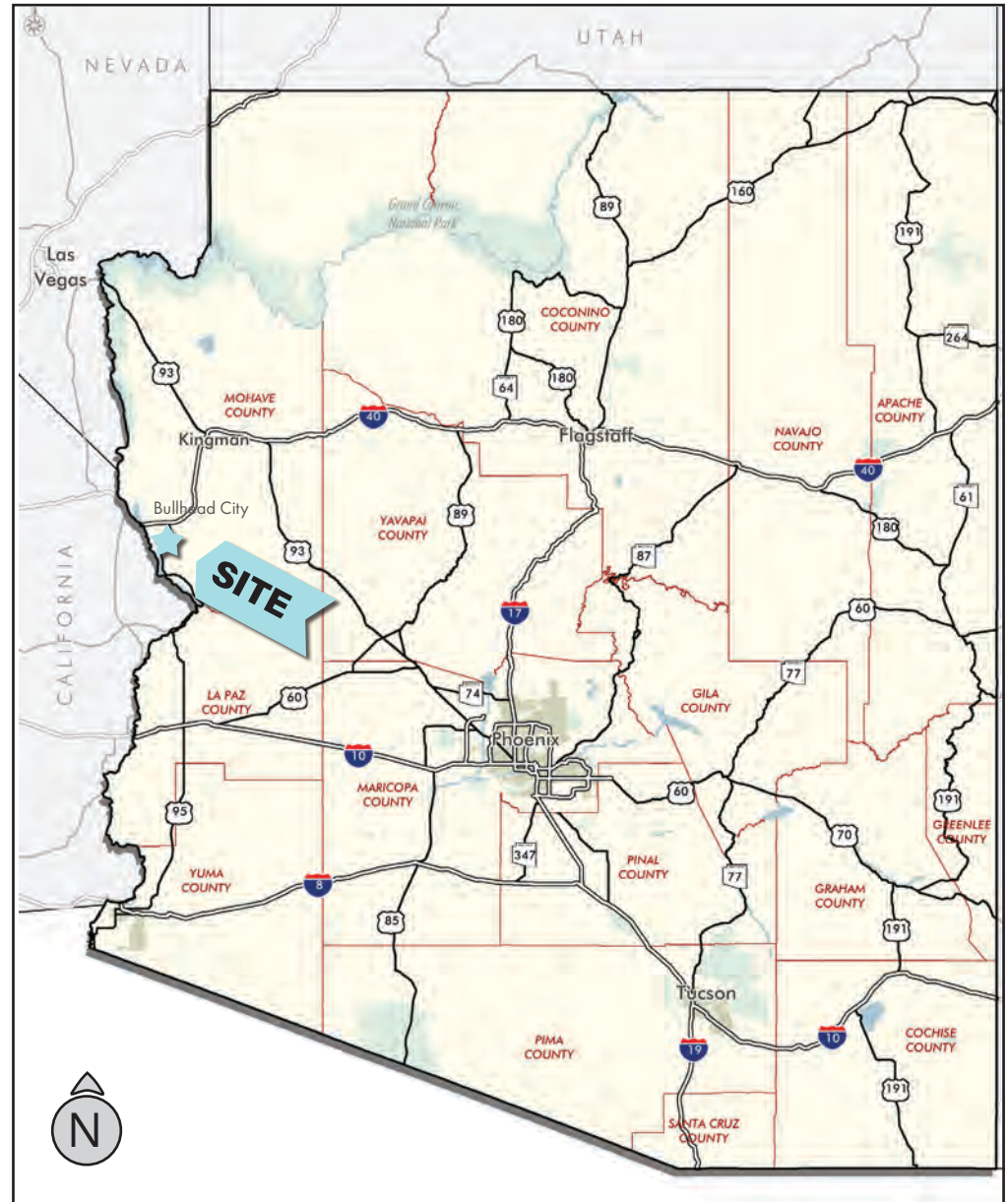


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Outline not to scale

MOHAVE VALLEY HWY

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