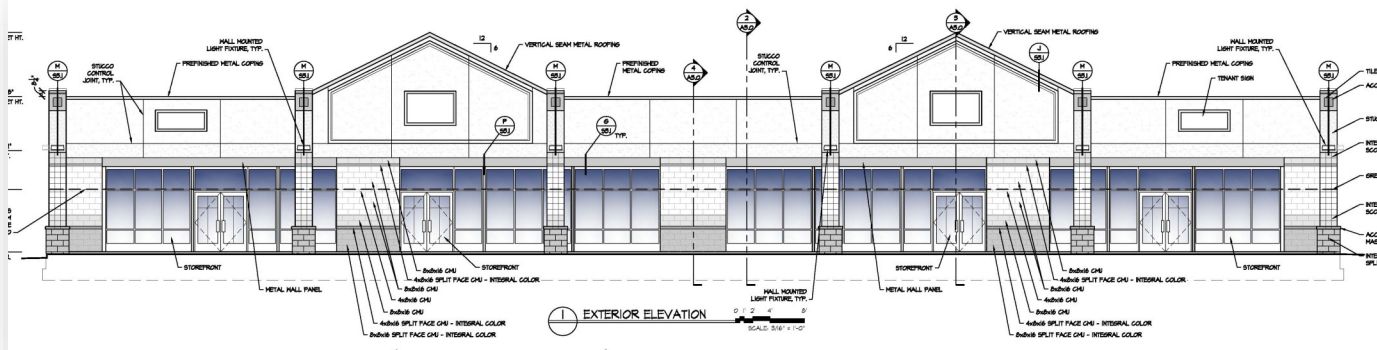


**FOR LEASE / 5,500 sf Retail Space Coming Soon
Winslow, AZ
Pad to Wal-Mart Supercenter / Frontage to I-40**



Highlights

- Outparcel to 160,000 Square Foot Wal-Mart Supercenter
- Under Construction 5,500 sf Retail Space
- I-40 Freeway Frontage / On & Off Ramp Location
- Traffic Counts Over 19,800 Cars Per Day
- Low Lease Rate: \$1.50 NNN
- Site Draws Tremendous Traffic from Navajo Country, Population in Excess to 177,000
- Navajo Country only 5 Miles North of Site
- Winslow is the closest Services Community to Navajo Country & Hopi Population
- Household Growth: 1 Mile 5.10%, 3 Mile 9.79%



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**FOR LEASE / 5,500 sf Retail Space Coming Soon
Winslow, AZ**



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Winslow, AZ

Winslow / Location

5,500 square foot retail building under construction, Pad located in front of Wal-Mart Supercenter with I-40 frontage. Located at the dominant retail center in Winslow attracting travelers from I-40 and is the closest servicing town for Navajo Country and Hopi communities. Navajo Country (population 177,000) is located 5 miles north of site, Wal-Mart serves as the local watering hole.

Winslow located in Navajo County, Arizona, located off I-40. Winslow is located 58 miles to the East of Flagstaff, 34 Miles West of Holbrook and 129 miles West of Gallup New Mexico. Winslow is known as a tourist designation offering much to do and see such as Petrified Forest, Meteor crater.

The La Posada Hotel

In the 1920s, the Posada hotel was built by a railroad tycoon to be one of the nicest hotels in the Southwest. La Posada literally means "resting place" in Spanish, a befitting description for this hotel. Many tourists stay at the hotel today because it is centrally located to so many attractions. Don't worry, it has been renovated a few times since it was first built.



STANDING ON THE CORNER

Standin' on the Corner Park (opened 1999 in Winslow, Arizona) is a public park, commemorating the song "Take It Easy", written by Jackson Browne and Glenn Frey, and most famously recorded by the Eagles. The song includes the verse "Well, I'm a standing on a corner in Winslow, Arizona and such a fine sight to see."



Demographics

Population

1 Mile	3 Mile	5 Miles
5,240	8,954	11,121

Income

1 Mile	3 Mile	5 Mile
\$56,150	\$54,112	\$53,910

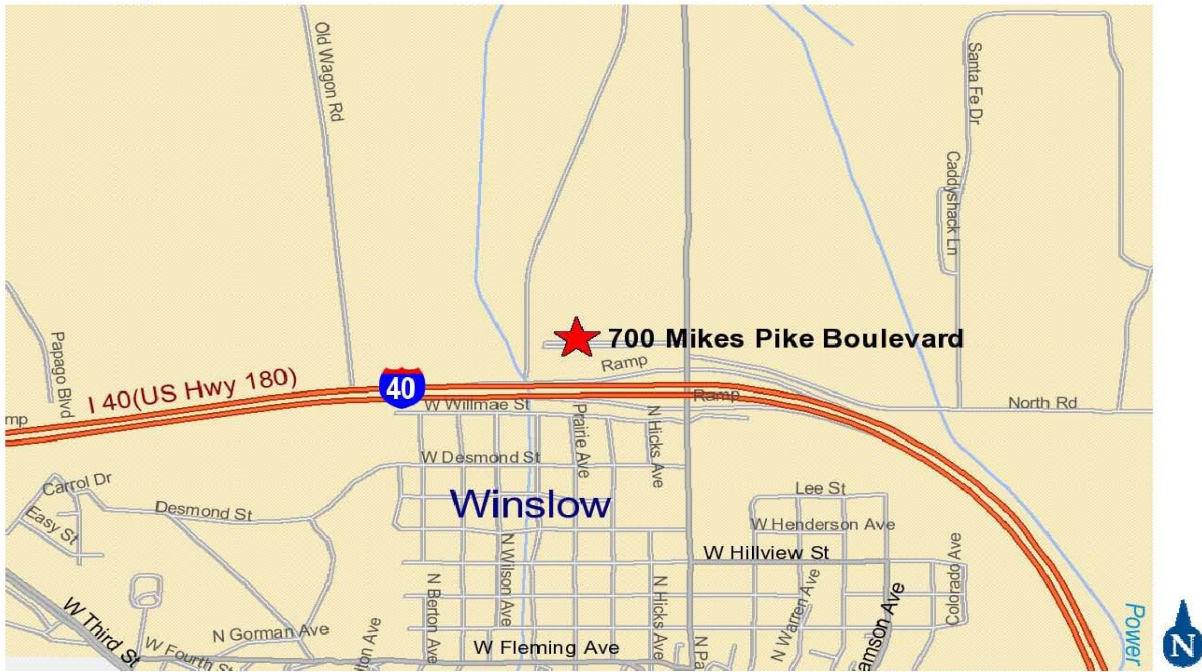
Household Growth

1 Mile: 5.10%	3 Mile: 9.79%
5 Mile: 10.96%	

FOR LEASE / 5,500 sf Retail Space Coming Soon Winslow, AZ

WAL*MART

Area Maps



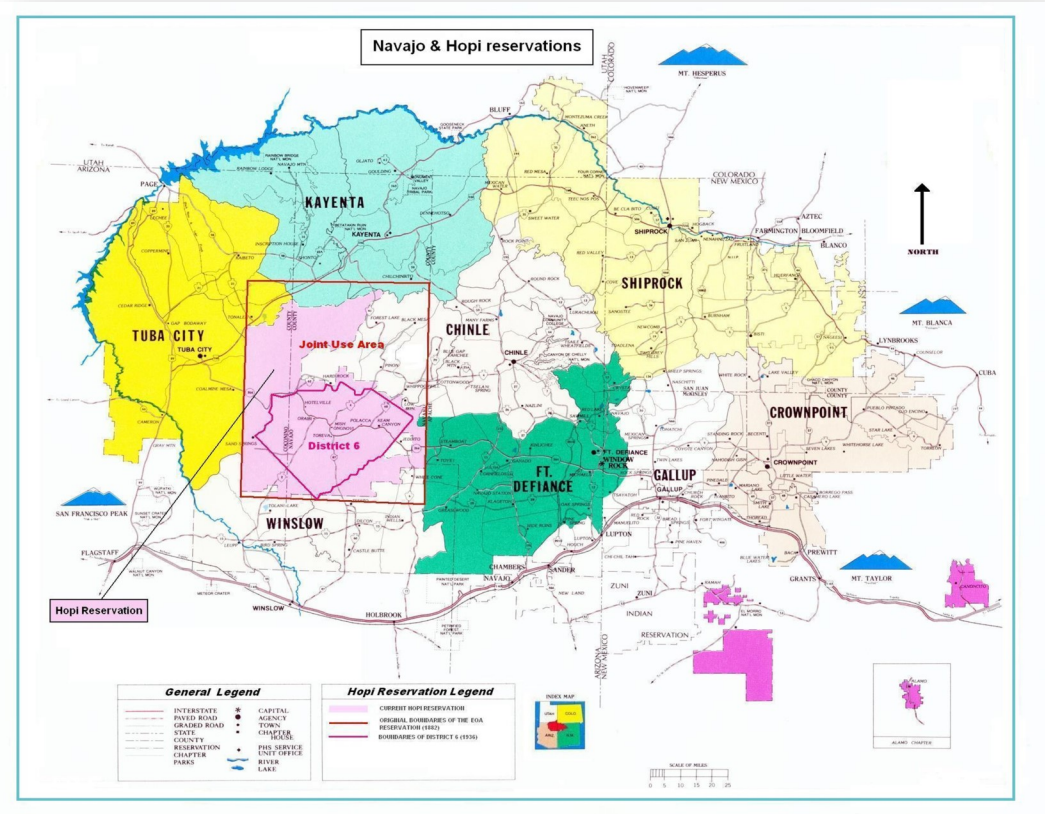
LOCAL MAP



REGIONAL MAP

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Navajo Country Maps



**FOR LEASE / 5,500 sf Retail Space Coming Soon
Winslow, AZ**

WAL*MART

Wal-Mart Supercenter Photos

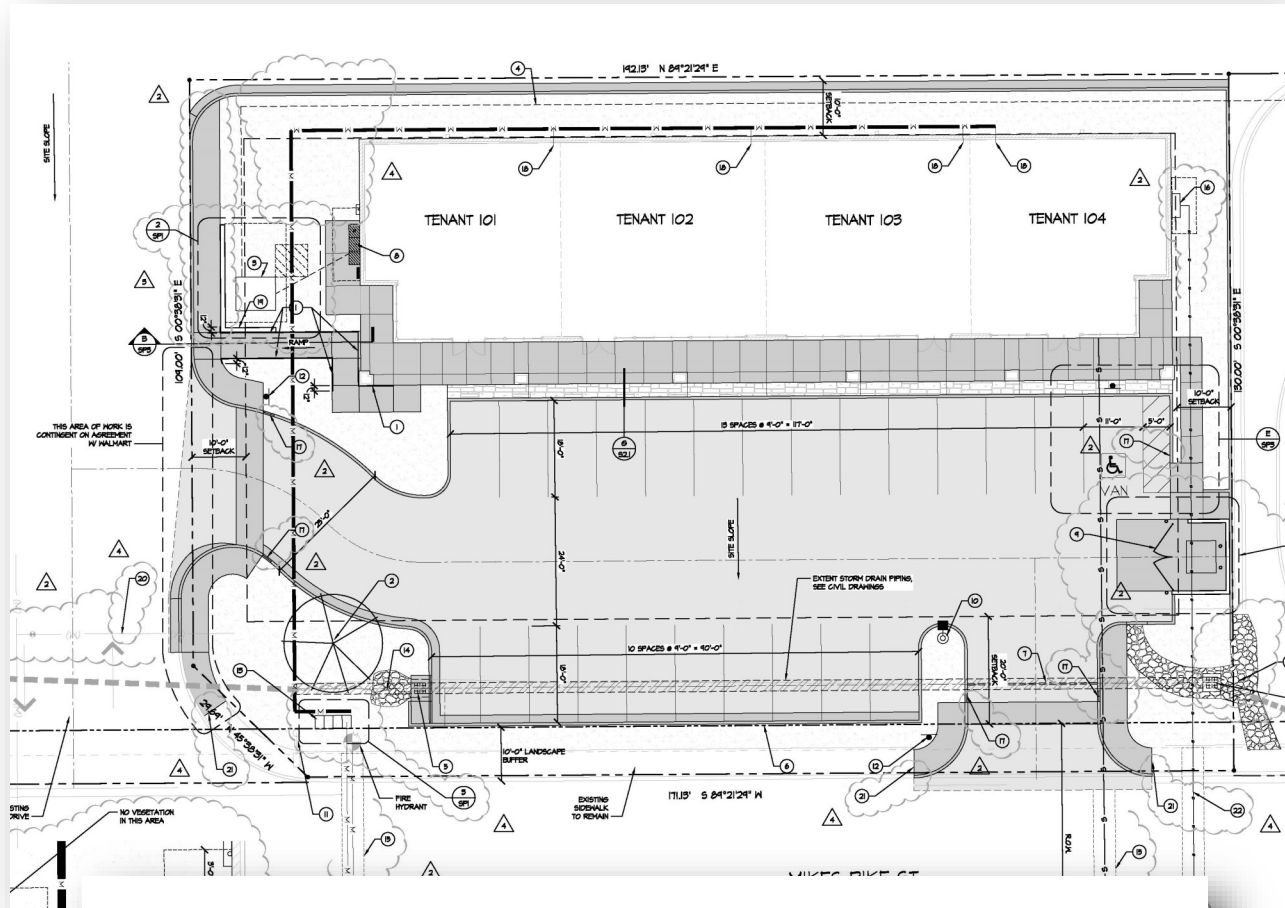


Wal-Mart Supercenter

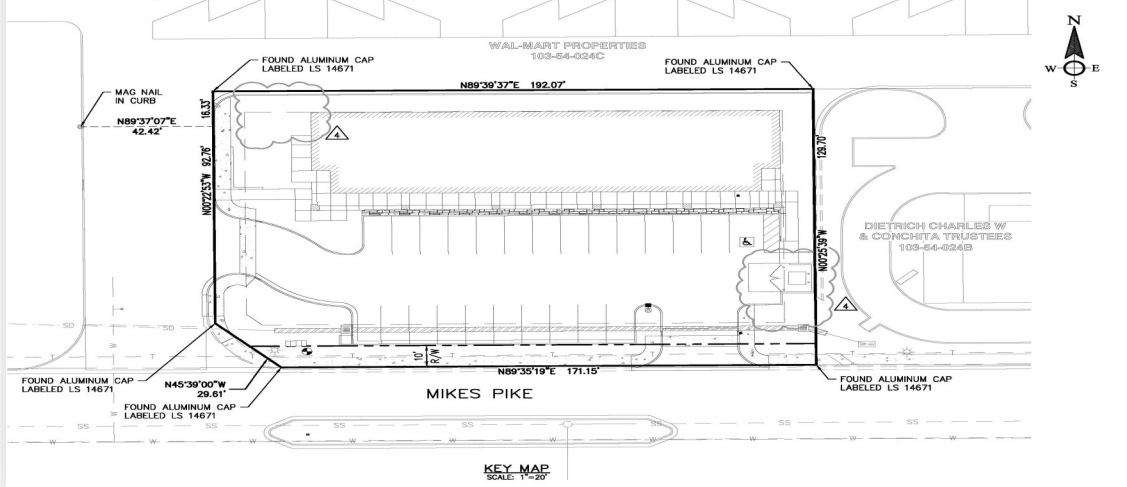


Wal-Mart Supercenter

FOR LEASE / 5,500 sf Retail Space Coming Soon Winslow, AZ



**ENGINEERING PLANS
FOR
BDI DEVELOPMENT**
 THE FOLLOWING PROPERTY LOCATED IN A PORTION OF THE
 SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE
 GILA & SALT RIVER BASE AND MERIDIAN, CITY OF WINSLOW, NAVAJO COUNTY, ARIZONA



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