

SEC ALVERNON & LEE

TUCSON, AZ 85712



For Sale | Midtown Land

WE ARE
THE CENTER
OF RETAIL



Lee St

26,036 vpd (2018)

Alvernon Way

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PICOR.COM

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LOT SIZE

2.01 Acres

SALE PRICE

\$612,000 (\$7.00/ SF)

ZONING

C-1, City of Tucson (a small portion is R-2)

PARCEL NO.

122-13-187A, -188B, -189B, -190B, -1910





NEIGHBORING TENANTS

Walmart Neighborhood Market, Vasa Fitness, Cactus Jack Auto, McDonalds, CVS & More

COMMENTS

- ±2.5 miles from University of Arizona
- Extremely dense midtown area with over 20,000 people in 1 mile and over 128,000 within 3 miles of site
- Unique opportunity for user or developer

NEIGHBORHOOD DEMOGRAPHICS

| |  POPULATION |  AVERAGE HOUSEHOLD INCOME |  DAYTIME POPULATION |  TOTAL RETAIL EXPENDITURE |
|---------|--|---|--|--|
| 1 Mile | 21,021 | \$44,181 | 7,989 | \$197.98 M |
| 3 Miles | 128,050 | \$54,265 | 98,610 | \$1.3 B |
| 5 Miles | 277,741 | \$56,037 | 198,297 | \$2.78 B |

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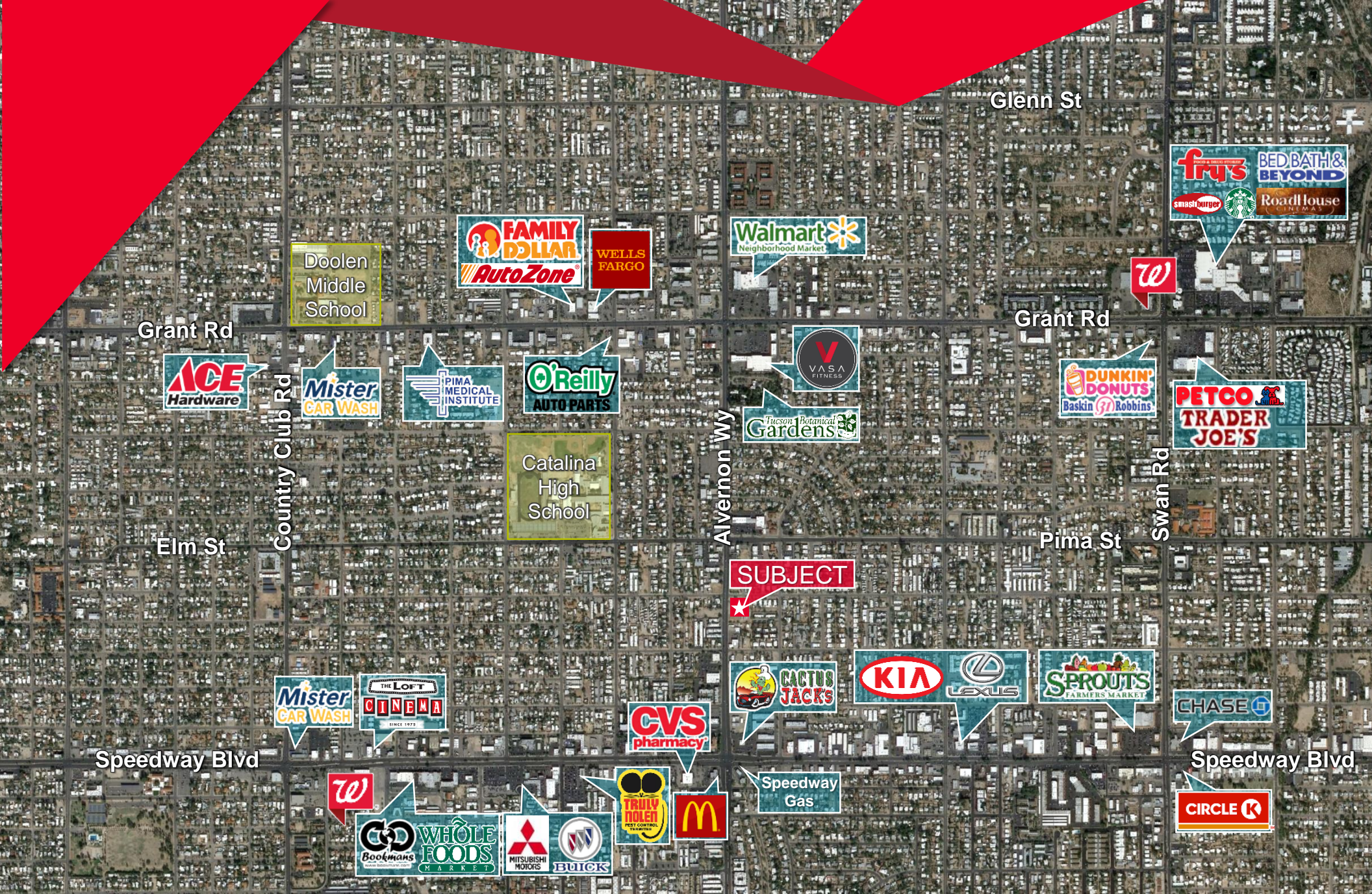
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ZONING MAP



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