

# NAUGHTON'S

4226 S. 6<sup>TH</sup> AVENUE, TUCSON, AZ 85714



For Sale | User Building

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THE CENTER  
OF RETAIL



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## BUILDING SIZE

7,217 SF

## LOT SIZE

18,731 SF (±0.43 acres)

## ZONING

C-2, City of Tucson

## YEAR BUILT

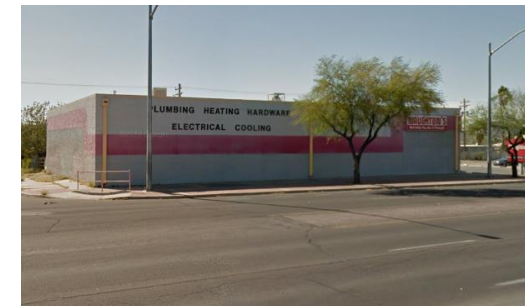
1984

## SALE PRICE

\$1,320,000

## COMMENTS

Located in the heart of South Tucson, Arizona. Naughton's is conveniently located half a mile between two major freeways Interstate 19 and Interstate 10.



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

|         | POPULATION | AVERAGE<br>HOUSEHOLD INCOME | DAYTIME<br>POPULATION | TOTAL RETAIL<br>EXPENDITURE |
|---------|------------|-----------------------------|-----------------------|-----------------------------|
| 1 Mile  | 13,139     | \$38,869                    | 10,865                | \$76.65 M                   |
| 3 Miles | 118,598    | \$44,527                    | 43,082                | \$739.76 M                  |
| 5 Miles | 229,387    | \$50,567                    | 142,699               | \$1.68 B                    |

**Greg Furrier / Principal / gfurrier@picor.com / +1 520 546 2735**

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AERIAL



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