

# 8705 N. COACHLINE DRIVE

MARANA, AZ 85743



For Sale | Commercial Land

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THE CENTER  
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CUSHMAN &  
WAKEFIELD



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# 8705 N. COACHLINE DRIVE

MARANA, AZ 85743

## LOT SIZE

5.54 Acres

## SALE PRICE

\$2,050,000

## TAX PARCEL NO.

226-22-005S

## PROPERTY TAXES

\$23,044.36 (2019)

## ZONING

Code F, Continental Ranch Specific Plan  
(allows retail and other commercial, commercial recreation,  
banking, restaurants, and office)

## COMMENTS

- Corner parcel at signalized intersection
- Flat regularly shaped parcel
- Curbs, sidewalks and utilities installed
- Excellent local income and density demographics
- Marana is Arizona's third fastest growing municipality



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	11,468	\$89,836	1,068	\$140.77 M
3 Miles	28,796	\$87,572	7,017	\$344.98 M
5 Miles	54,944	\$80,332	13,161	\$664.45 M

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