

6335 E. TANQUE VERDE RD

TANQUE VERDE & WILMOT ROADS, TUCSON, AZ



CUSHMAN &
WAKEFIELD



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For Sale | C-2 Pad

WE ARE
THE CENTER
OF RETAIL



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LOT SIZE

47,710 SF (1.10 Acres)

SALE PRICE

\$499,000

TRAFFIC COUNTS

Grant Road: 46,315 vpd

Tanque Verde Rd: 43,626 vpd

ZONING

C-2, City of Tucson

NEIGHBORING TENANTS

Target, Albertson's, Costco, Mercedes Benz, Chipotle, Southern Arizona Urgent Care, Chick-fil-A, McDonald's, Zinburger, Sauce, & More

COMMENTS

- Semi-improved with parking lot and lighting in place
- Utilities to building envelope
- Ingress/Egress from both Wilmot & Tanque Verde Roads
- Elite restaurant trade area & heavy medical
- Convenient eastside location



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



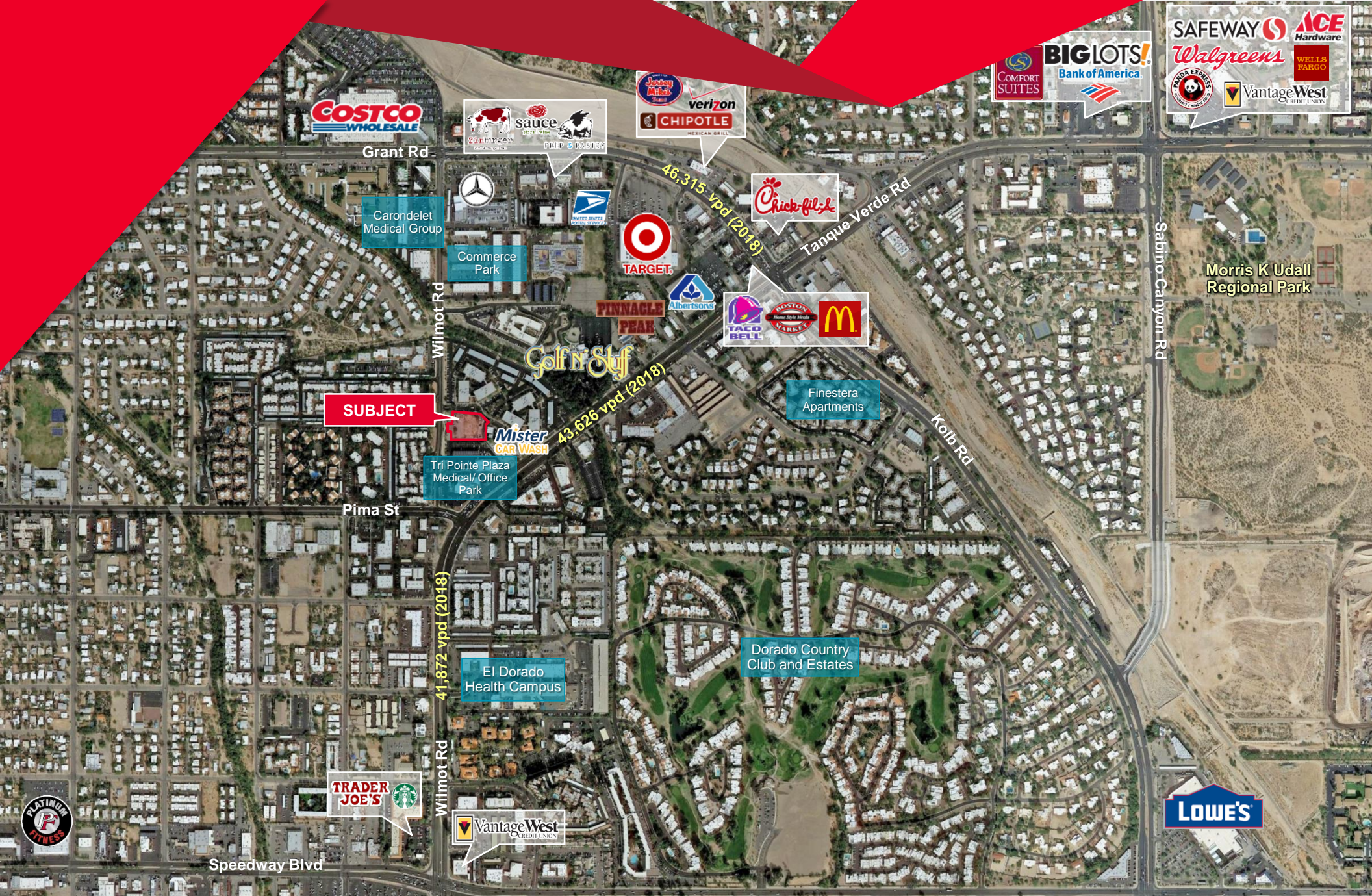
TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	11,649	\$61,838	13,576	\$146 M
3 Miles	99,318	\$62,966	69,419	\$1.22 B
5 Miles	257,388	\$67,065	113,795	\$3.07 B

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