

# 9575 E. SPEEDWAY BLVD

TUCSON, AZ 85748



For Sale | Vacant Land

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CUSHMAN &  
WAKEFIELD



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# 9575 E. SPEEDWAY BLVD

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## LOT SIZE

114,836 SF (2.36 Acres)

## SALE PRICE

\$570,000 (\$4.95/SF)

## PARCEL NO.

133-03-3950

## PROPERTY TAXES

\$15,257.41 (2019)

## COMMENTS

- Signalized arterial intersection
- Traffic Counts: 34,481 vehicles per day (Speedway Blvd & Harrison Rd combined)
- Flat and developable site with no known flood impacts
- High local income demographics and population density

## ZONING

C-1, City of Tucson

## TRAFFIC COUNTS

Speedway Blvd: 20,085 VPD (2019)  
Harrison Rd: 14,396 VPD (2020)

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,893	\$83,653	1,340	\$145.6 M
3 Miles	70,934	\$74,050	15,236	\$901.02 M
5 Miles	167,656	\$78,002	53,603	\$2.13 B



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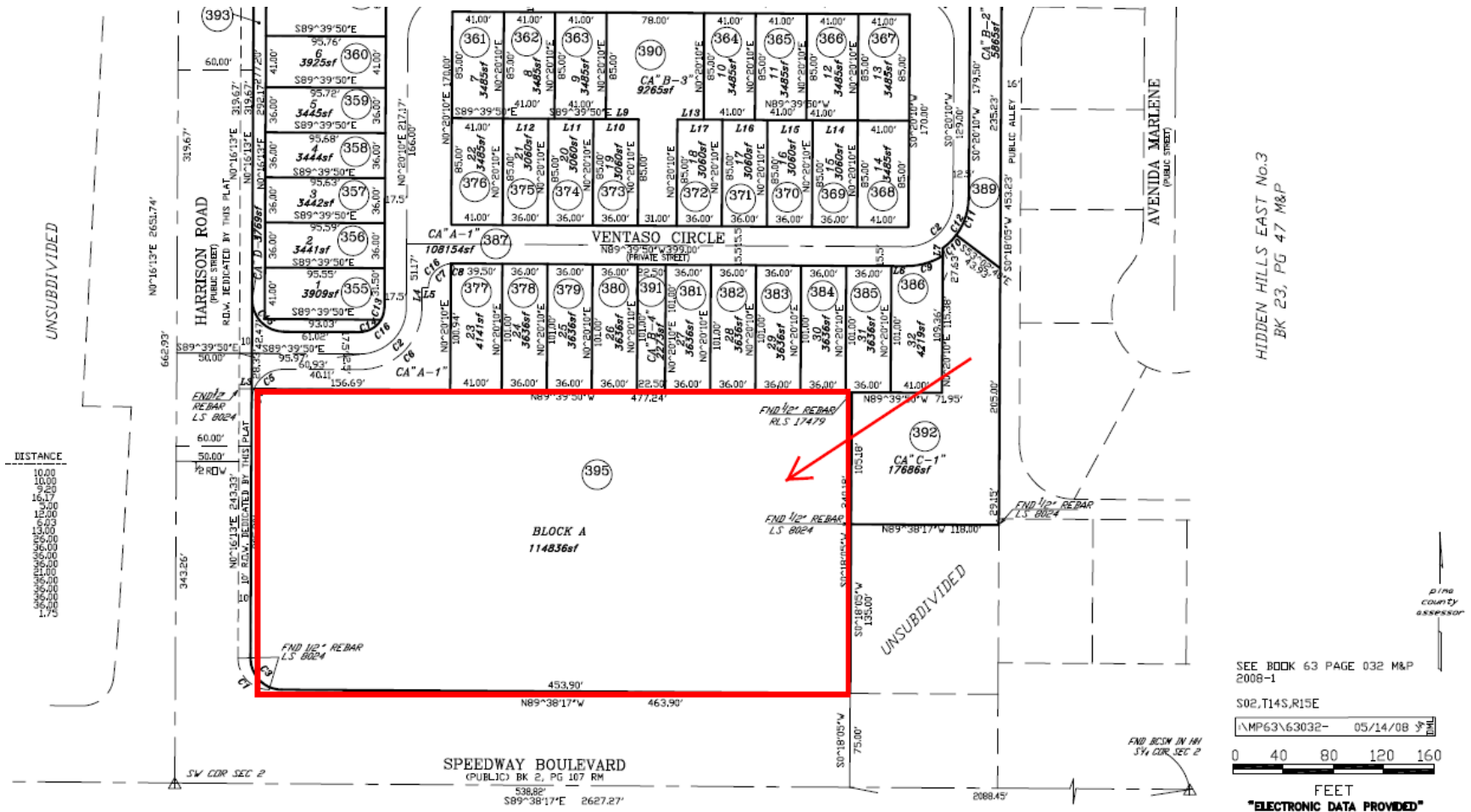
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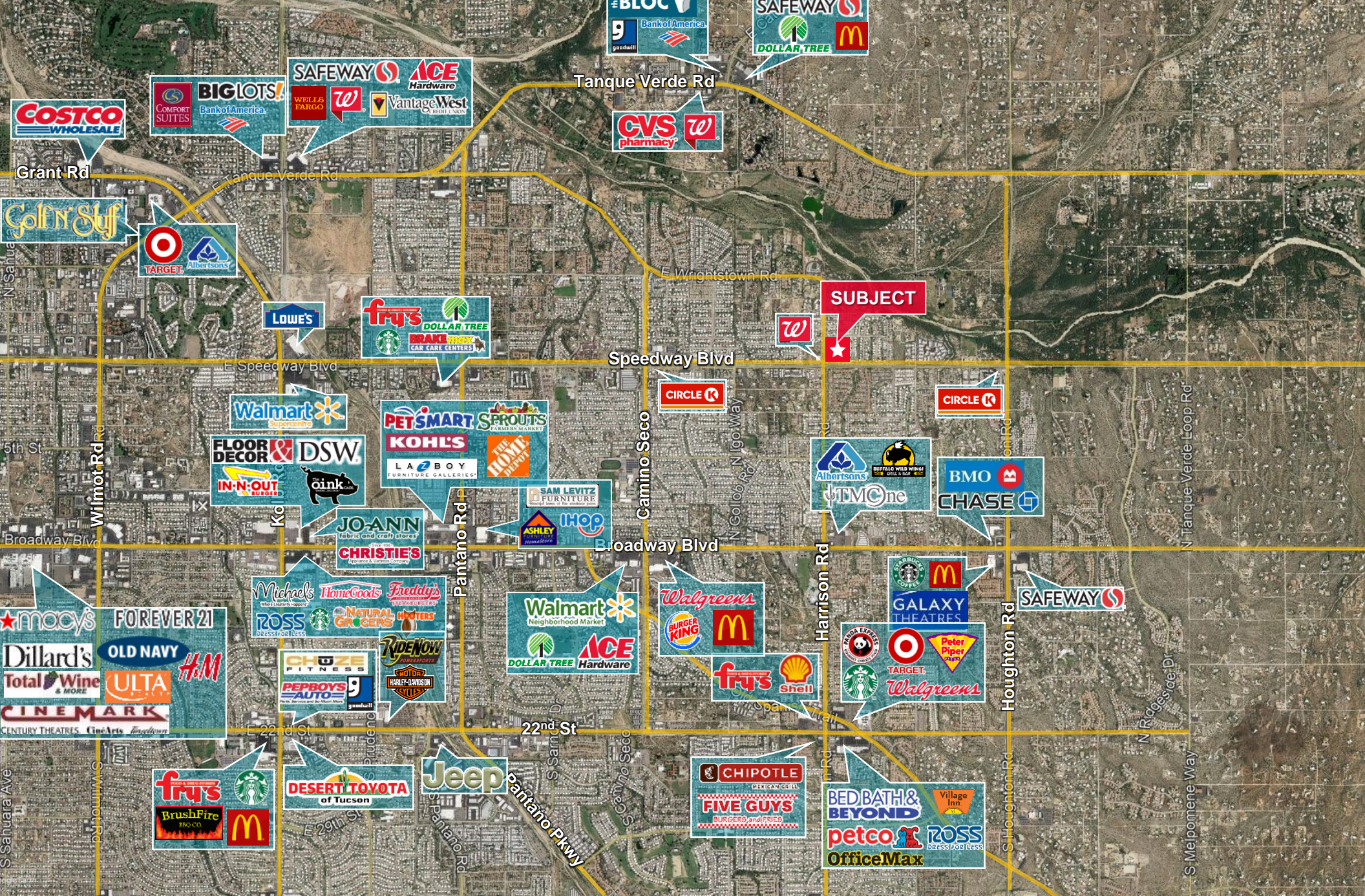
# ASSESSOR PARCEL MAP



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