

2455 N. 1ST AVENUE

TUCSON, AZ 85719



For Sale | Freestanding Building

WE ARE
THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



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2455 N. 1ST AVENUE

TUCSON, AZ 85719

BUILDING SIZE

4,202 SF (Per Assessor)

SALE PRICE

\$380,000

LOT SIZE

0.163 Acres (7,100 SF)

ZONING

C-3, City of Tucson

TAX PARCEL NO.

107-14-3750

COMMENTS

- Can accommodate Retail/Office/Warehouse
- Located at a high traffic intersection
- Great visibility
- Prominent frontage and signage on 1st Avenue
- 2021 Property Taxes \$5,765.00
- Traffic counts on 1ST Ave 24,436 VPD (2020)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	21,898	9,724	6,060	\$179.04 M
3 Miles	139,263	62,484	101,206	\$1.28 B
5 Miles	269,178	118,316	165,005	\$2.75 B

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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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