

5050 E. SPEEDWAY BLVD

TUCSON, AZ 85712



For Sale | Popular Local Bar or Redevelopment Opportunity

**WE ARE
THE CENTER
OF RETAIL**



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CUSHMAN &
WAKEFIELD



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5050 E. SPEEDWAY BLVD

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BUILDING SIZE

2,619 SF

SALE PRICE

\$1,100,000

LOT SIZE

30,000 SF

ZONING

C2 & R2, City of Tucson

TRAFFIC COUNTS

Speedway Blvd 33,372 VPD (2021)

Rosemont Blvd 7,060 VPD (2021)

COMMENTS

- Signalized intersection
- High Traffic \pm 40,000 vehicles per day
- High Density Population (116,172 people in a 3-mile radius)
- Long standing establishment



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,787	\$49,904	11,681	\$160.79 M
3 Miles	116,172	\$62,414	69,525	\$1.3 B
5 Miles	274,906	\$65,737	148,163	\$3.06 B

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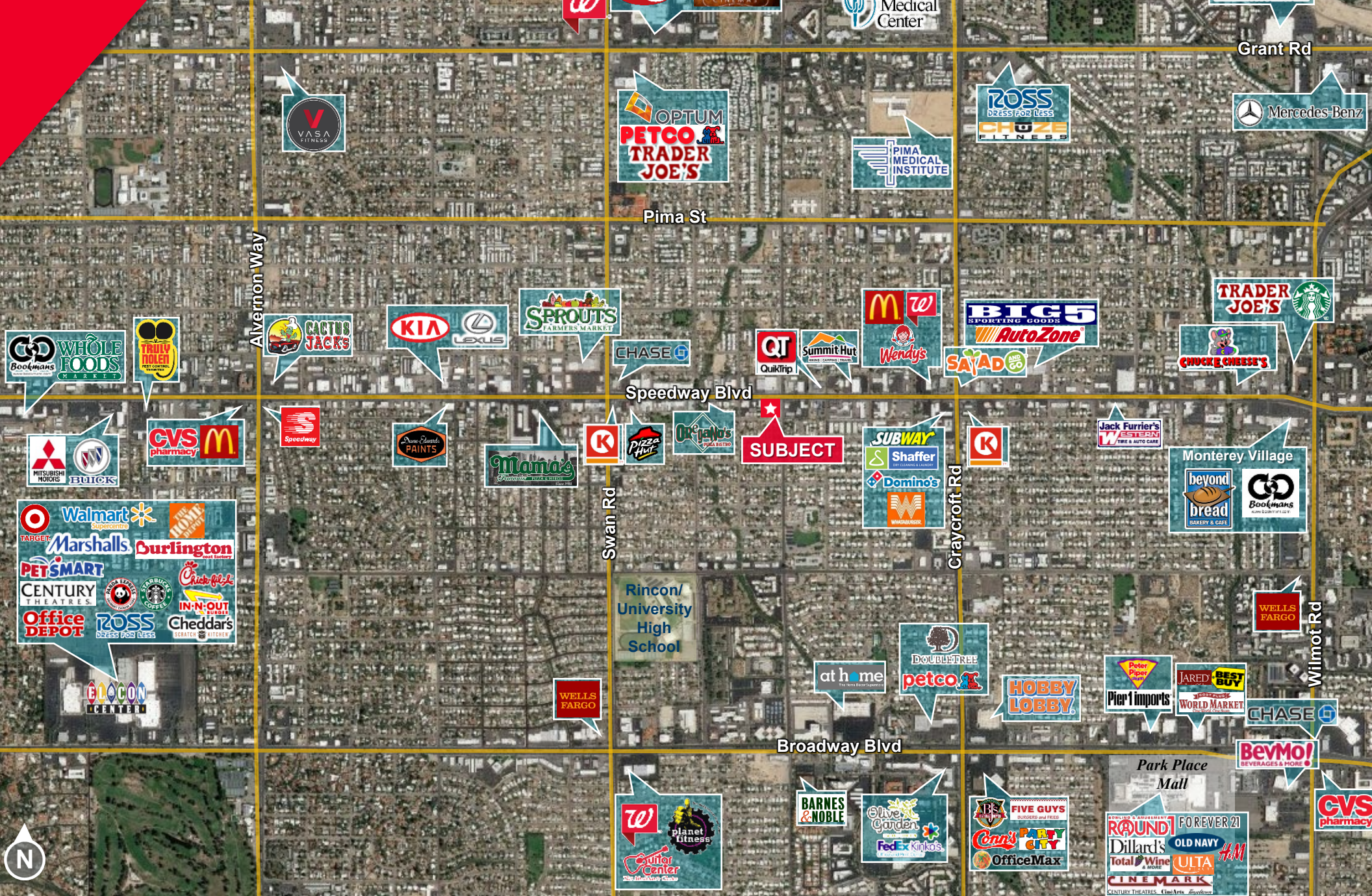
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AERIAL



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