5720 S. ALVERNON WAY

TUCSON, AZ 85706

CUSHMAN & PICOR

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Land: ±5.20 Acres (±226,701 SF) Sale Price: \$1,133,505 (\$5/SF) Taxes: \$9,113.76 (2021)

Highlights

- Commercial corner with frontage on all three sides
- Under served retail trade area
- Easy access to Interstate 10
- Close to Tucson International Airport and Davis Monthan Air Force Base
- Zoned MU (City of Tucson)
- Located in the Opportunity Zone
- \$80,000 has been paid to the water company to guarantee the water supply and provide 1,500 gpm fire flow

Utilities*

	Water:	In Drexel Rd to the west and Alvernon Way to the south		
	Sewer:	Manhole in Drexel Road at the NW corner. To be field verified with Pima County wastewater		
	Gas:	4" at NE corner		
	Electric:	Tucson Electric Power within 10' of the property line. be field verified with TEP		

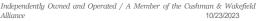
*Information obtained from service providers, not guaranteed



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,007	\$43,126	2,162	\$81.3 M
3 Miles	51,148	\$47,374	33,431	\$331 M
5 Miles	161,927	\$48,121	84,423	\$1.14 B

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NEIGHBORHOOD DEMOGRAPHICS



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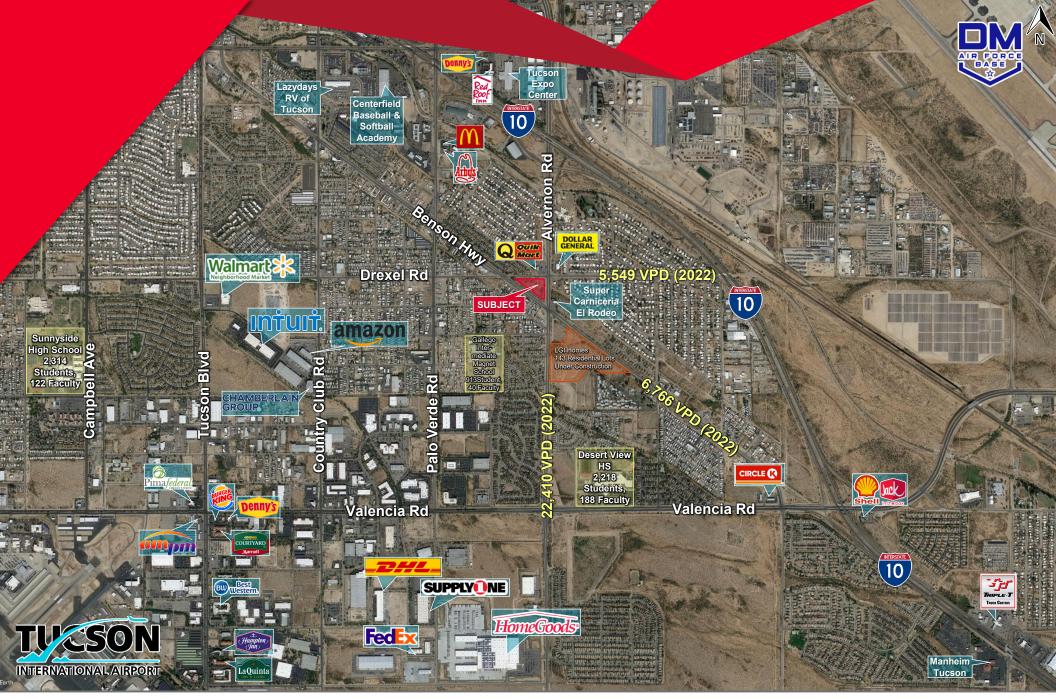
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ASSESSOR'S RECORD MAP



Stephen Cohen / <u>scohen@picor.com</u> / +1 520 546 2750 Andy Seleznov, CCIM / <u>aseleznov@picor.com</u> / +1 520 546 2775 Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance 10/23/2023

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