

# 6227 N TRAVEL CENTER DR

MARANA, AZ



WE ARE  
THE CENTER  
OF RETAIL

For Sale | Freestanding Retail Space



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## BUILDING SIZE

3,960± SF

## SALE PRICE

\$839,900 (\$212.10/SF)

## LOT SIZE

21,394± SF

## ZONING

Marana Commercial

## TAX PARCEL NO.

101-06-0750

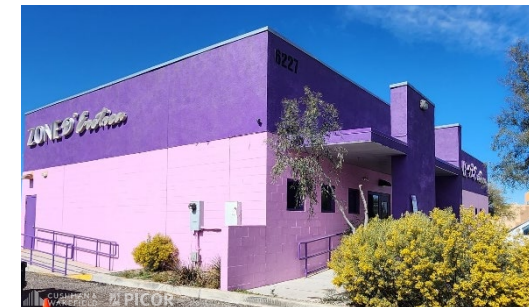
## COMMENTS

- In good overall condition and has freestanding identity
- Good visibility and parking
- Close proximity to I-10
- In a growing trade area
- Traffic counts on River Rd 21,901 VPD (2022); I-10 114,449 VPD (2021)

## NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	5,152	\$64,659	2,069	\$51.18 M
3 Miles	54,271	\$81,503	24,077	\$632.71 M
5 Miles	136,498	\$85,807	58,648	\$1.7 B



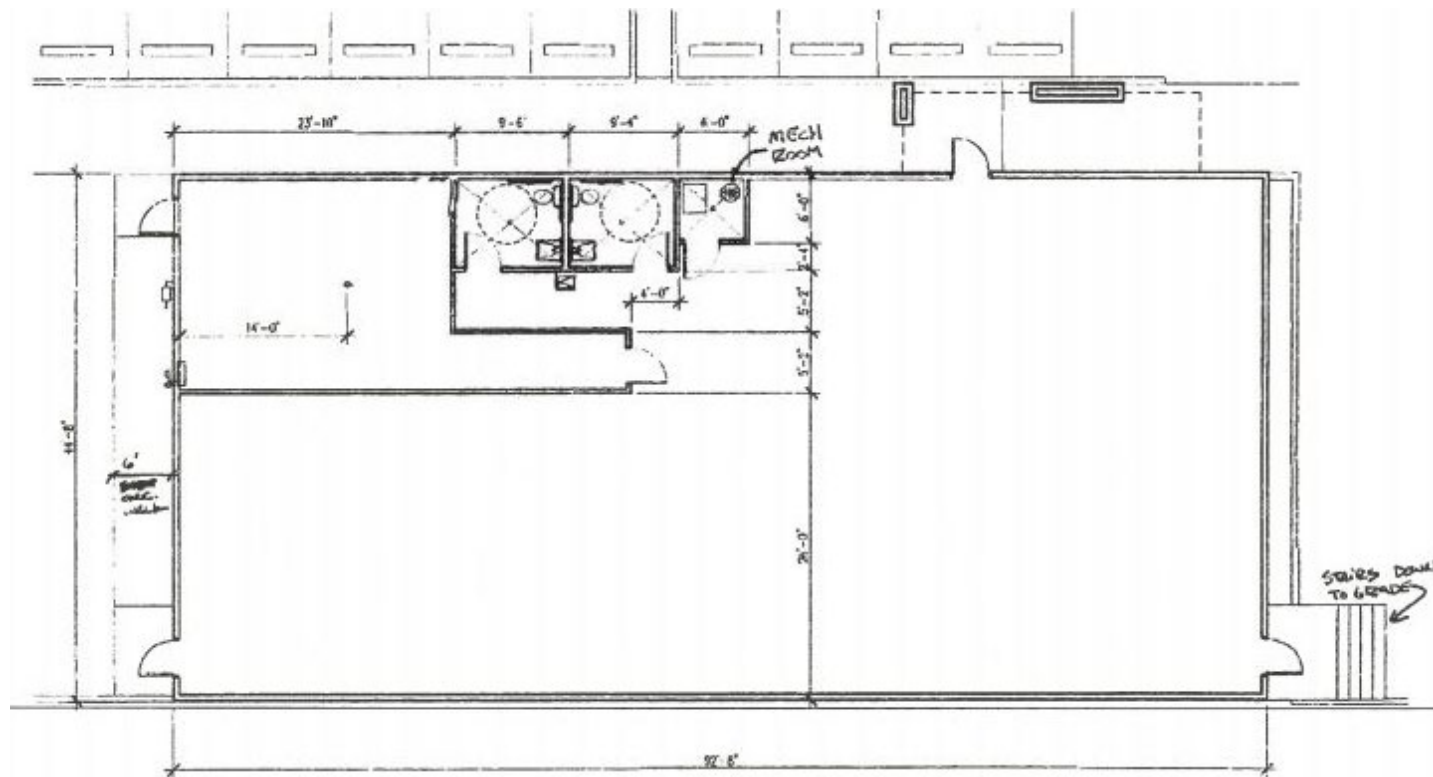
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## FLOOR PLAN



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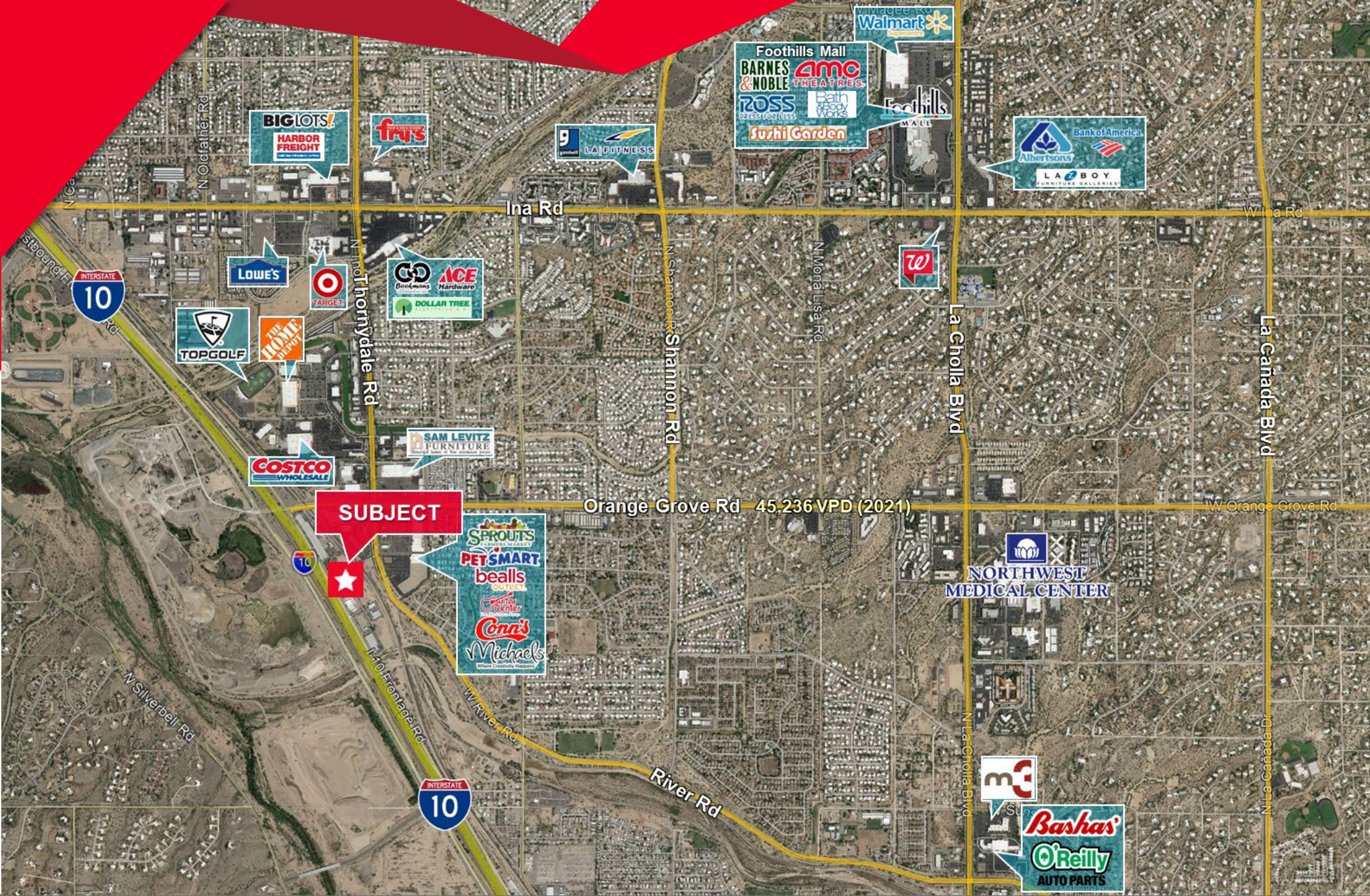
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AERIAL



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