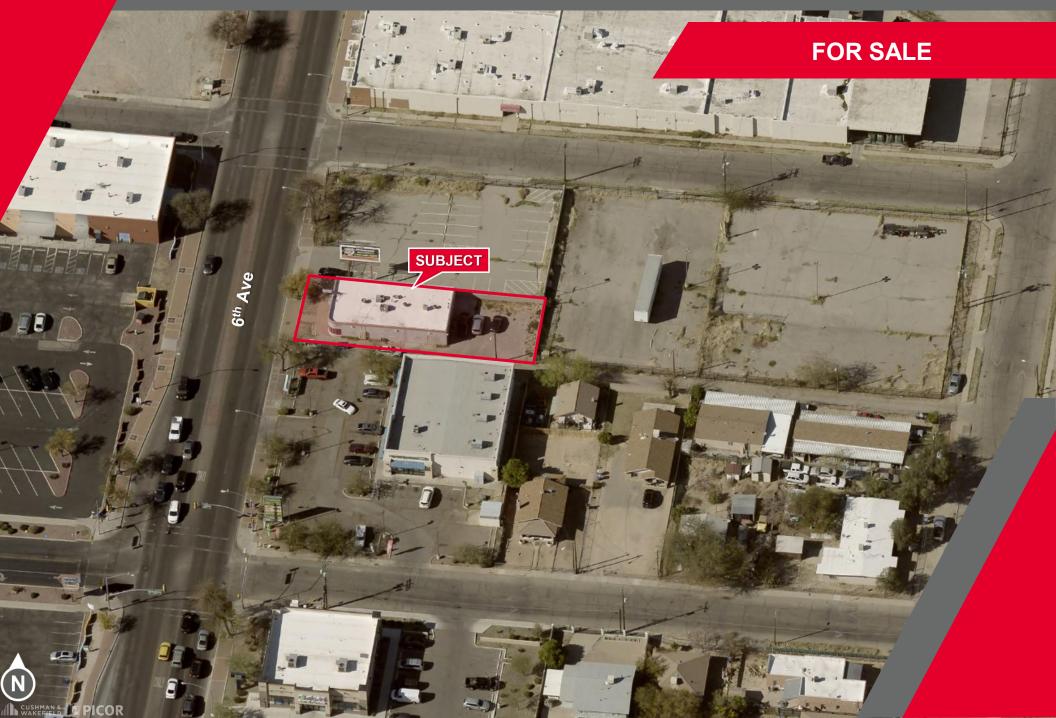
# **STORE FRONT ON 6<sup>th</sup> AVE** 2813 S 6<sup>th</sup> Ave Tucson, AZ 85713





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#### **PROPERTY DETAILS**

Available	<b>Total: 2,736 SF</b> Suite 1: 1,368 SF Suite 2: 1,368 SF
Sale Price	\$383,000
Year Built	1946
Zoning	SB1
Tax Parcel No.	119-02-1100
Address	2813 S 6 <sup>th</sup> Ave Tucson AZ 85713
Address	2813 S 6 <sup>th</sup> Ave Tucson AZ 85713

#### HIGHLIGHTS

- Store front in the heart of South Tucson
- Easy access to I-10 (1/2 mile from I-10)
- Available now
- Investment or user

### **TRAFFIC COUNTS**

6 <sup>th</sup> Ave	29,280 VPD (2023)		
I-10	165,200	/PD (2023)	
DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,129	\$82,659	9,820
3 Miles	134,523	\$70,300	83,535
5 Miles	270,850	\$81,352	158,425

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### (Se habla español) Denisse Angulo-Badilla / <u>dangulo@picor.com</u> / +1 520 546 2736

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