

8692 & 8710 N SILVERBELL RD

Silverbell Rd & Coachline Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR SALE & LEASE

Silverbell Rd 17,091 VPD (2023)

PAD 2

PAD 1

Public Storage

Opened in 2024

Coachline Rd 7,815 VPD (2023)

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PROPERTY DETAILS

Available	Pads buildable up to 5,525 SF
Lease Rate	Contact Agent
Sale Price	Contact Agent
NNN Rate	TBD
Lot Size	1.24 AC
Tax Parcel No.	226-22-0120
Property Taxes	\$5,624.41 (2023)
Zoning	Code F, Continental Ranch Specific Plan
Address	8692 & 8710 N Silverbell Rd, Tucson, AZ, 85743

HIGHLIGHTS

- Corner parcel at signalized intersection
- Excellent local income and density demographics
- Marana is Arizona's third fastest growing municipality

TRAFFIC COUNTS

Silverbell Rd	17,091 VPD (2023)
Coachline Rd	7,815 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	11,964	\$150,392	920
3 Miles	30,610	\$140,116	4,973
5 Miles	57,783	\$125,945	9,887

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Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

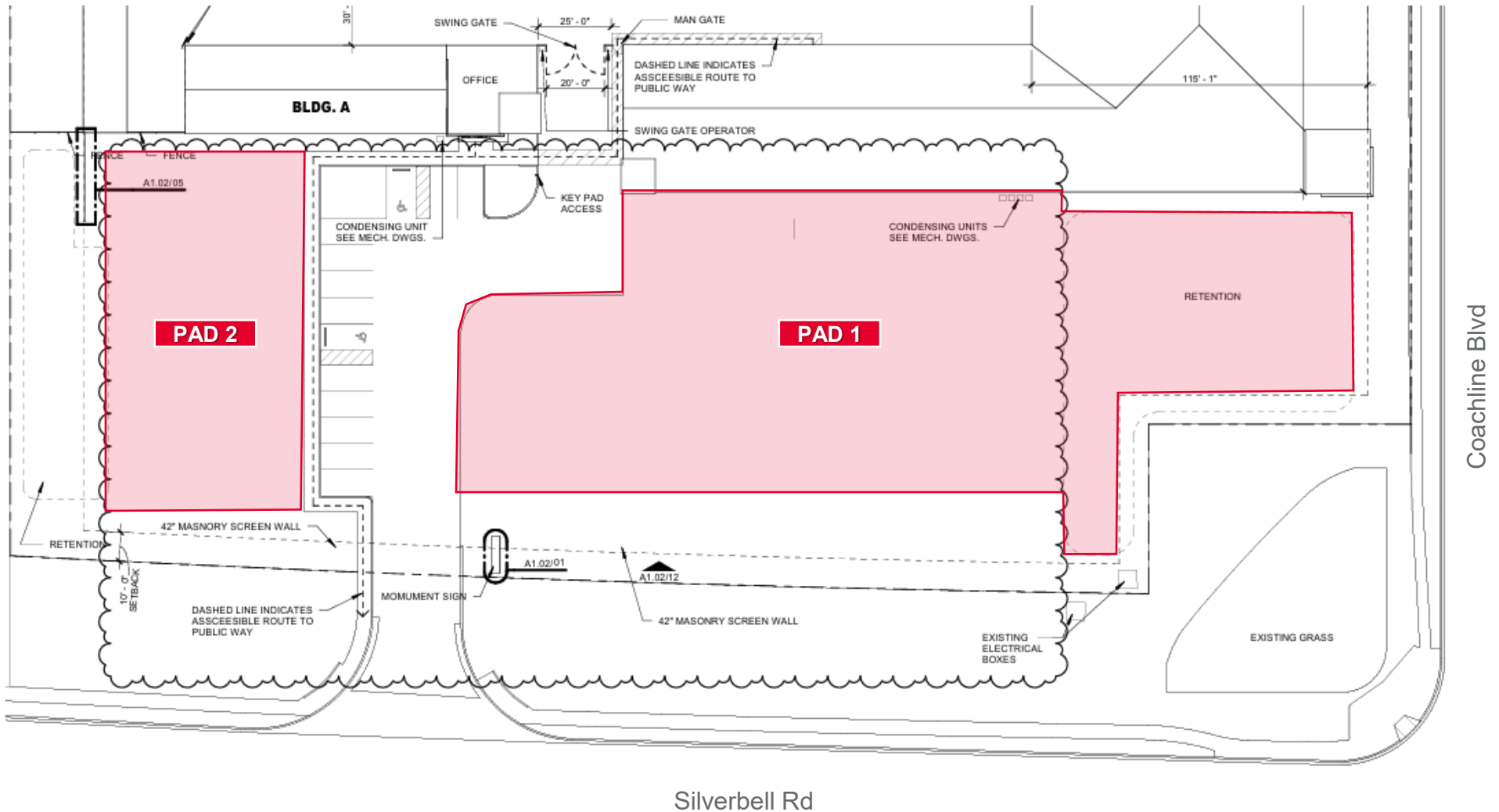
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SITE PLAN



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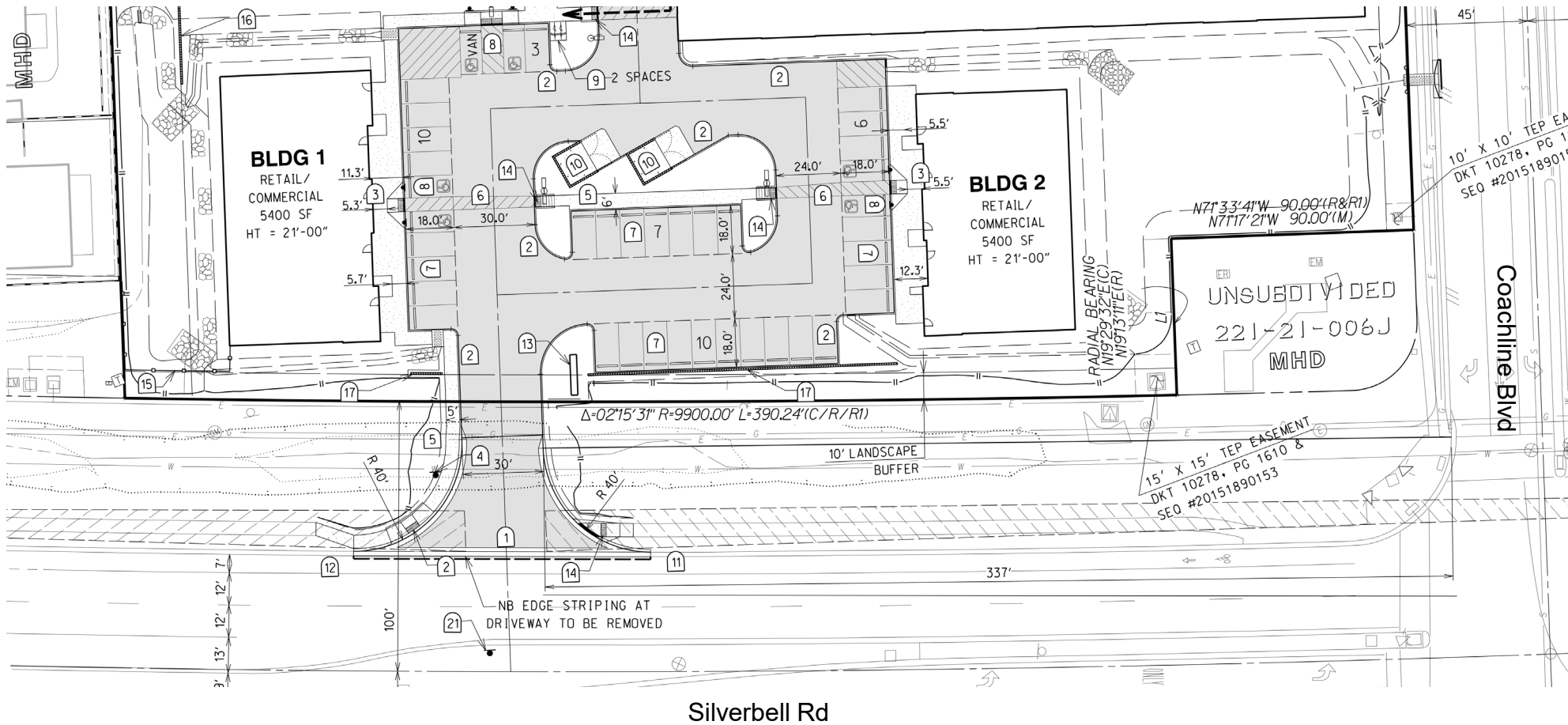
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CONCEPTUAL SITE PLAN



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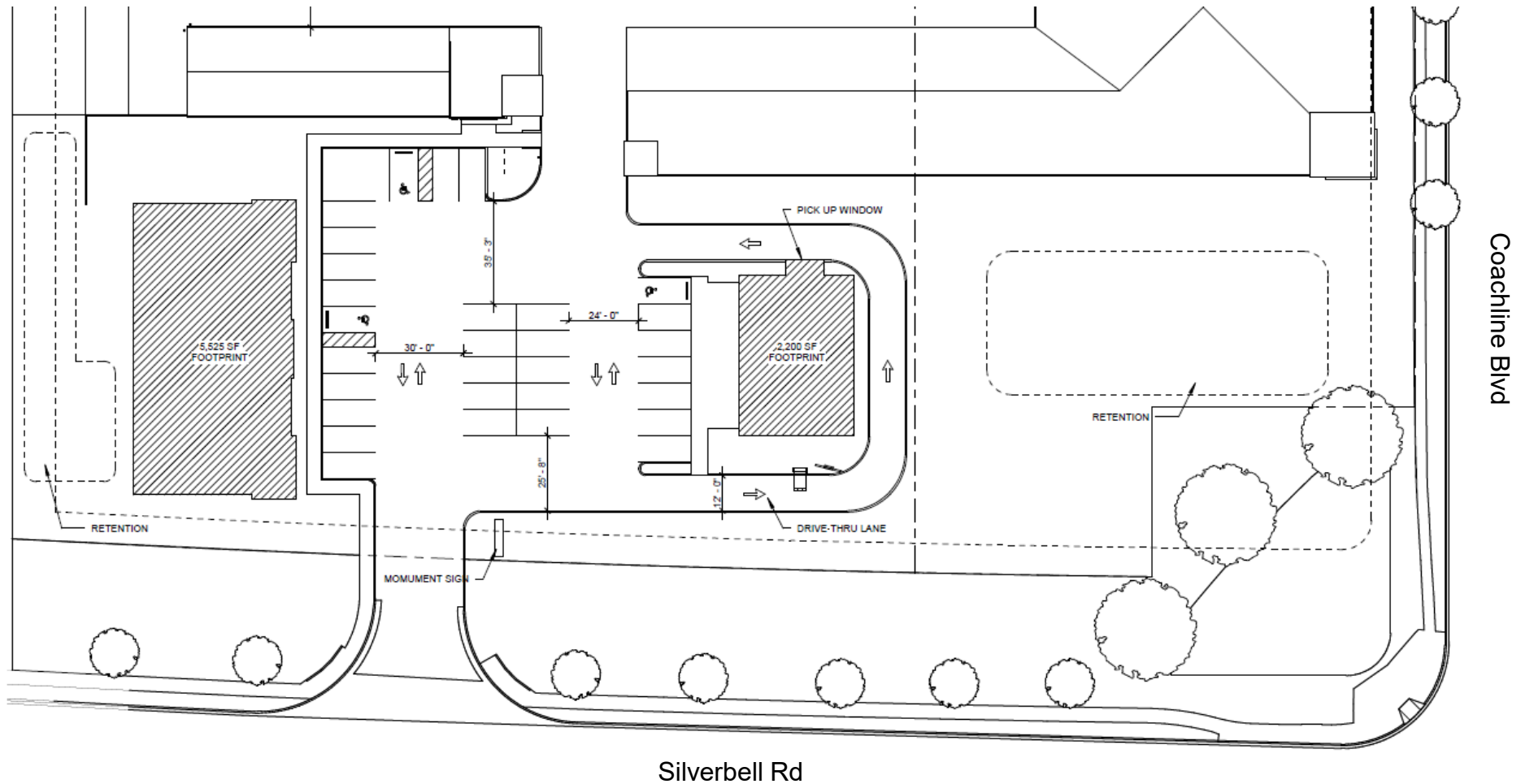
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CONCEPTUAL SITE PLAN W/ DRIVE-THRU



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