

5251 E SPEEDWAY BLVD

E Speedway Blvd & Beverly Ave | Tucson, AZ

 CUSHMAN &
WAKEFIELD

 **PICOR**

FOR SALE



5251 E SPEEDWAY BLVD

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PROPERTY DETAILS

Available	22,960 SF
Sale Price	\$3,700,000
Lot Size	1.54 Acres
Zoning	C-2, City of Tucson

HIGHLIGHTS

- Well-maintained property with minimal improvements needed
- Located just west of Craycroft Rd, minutes from major retailers, restaurants, and residential neighborhoods
- Expansive open floor plan with high ceilings and flexible layout
- Ample on-site parking with multiple points of ingress/egress

TRAFFIC COUNTS

Speedway Blvd	37,514 VPD (2024)
Rosemont Blvd	5,797 VPD (2024)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	14,948	\$76,850	12,795
3 Miles	115,307	\$79,888	64,724
5 Miles	275,119	\$84,154	121,069

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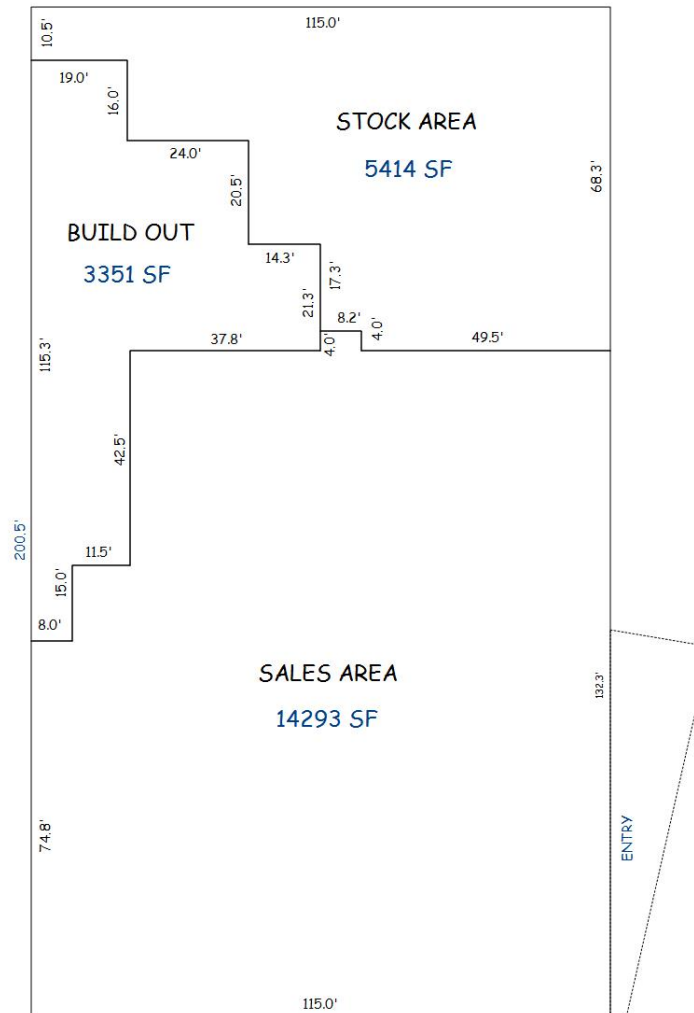
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FLOOR PLAN



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