FORMER GAS STATION

16455 N Oracle Rd | Catalina, AZ





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PROPERTY DETAILS

Building Size	1,742 SF	
Land Size	1.12 Acres	
Sale Price	\$395,000	
Tax Parcel No.	222-11-018A	
Zoning	CB-1	
Year Built	1998	
Address	16455 N Oracle Rd, Tucson AZ 85739	

HIGHLIGHTS

- Located on Oracle corridor, on the "going to work" side of the street
- · Located on high traffic corridor
- Nearby business including O'Reilly, Dollar General, Arby's, Dairy Queen, Tractor Supply, Circle K, McDonald's, & many more

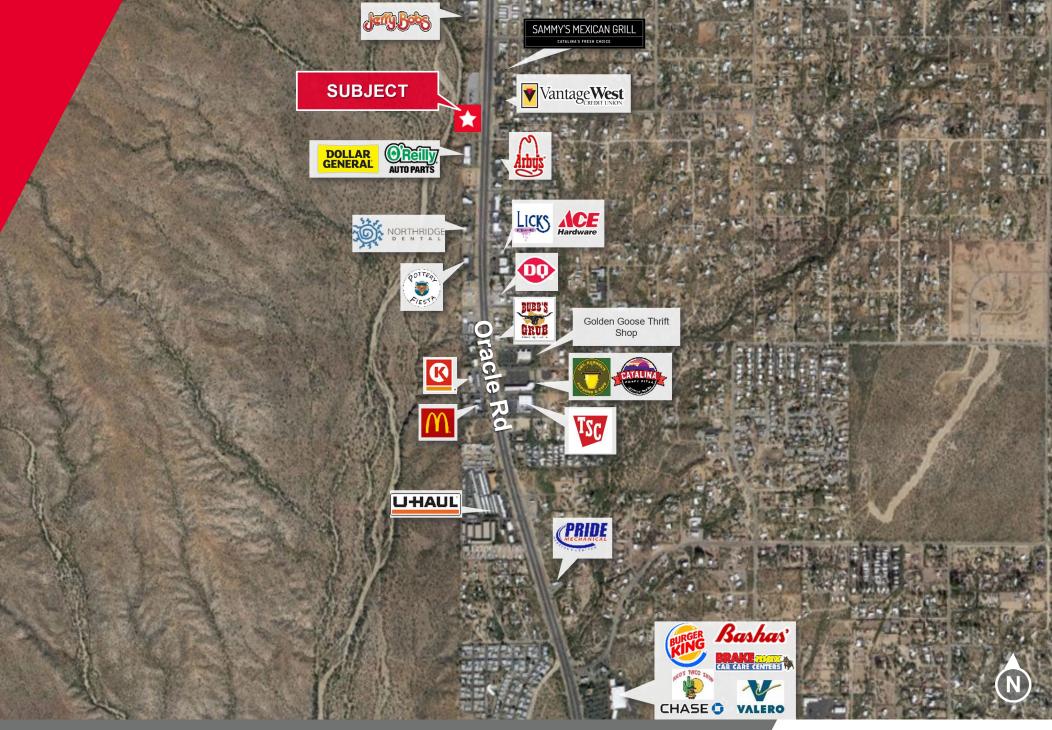
TRAFFIC COUNTS

Oracle Rd 55,788 VPD (2022)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	2,144	\$60,861	591
3 Miles	14,884	\$61,054	2,251
5 Miles	28,351	\$83,028	3,877

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