

I-10 | ±4 ACRES

NWC I-10 & WILMOT RD, TUCSON, AZ 85756



WE ARE
THE CENTER
OF RETAIL

For Sale | Wilmot Frontage Land | PAD Available



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PICOR.COM



CUSHMAN &
WAKEFIELD



PICOR

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LAND SIZE

±4 acres

SALE PRICE

Contact Agents

ZONING

C-2, General Commercial
City of Tucson

COMMENTS

Freeway location located just off Interstate 10 at Wilmot Road in Tucson, Arizona. Site is positioned in a high growth area next to La Estancia, a 565 acre master planned community which will have an estimated 2,500 single family homes at buildout. Metro Tucson has a population of nearly 1 million people.

TRAFFIC COUNTS

Wilmot Rd: 5,410 VPD (2018)
Interstate 10: 63,016 VPD (2017)

TAX PARCEL NO.

Portion of 140-44-2480

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



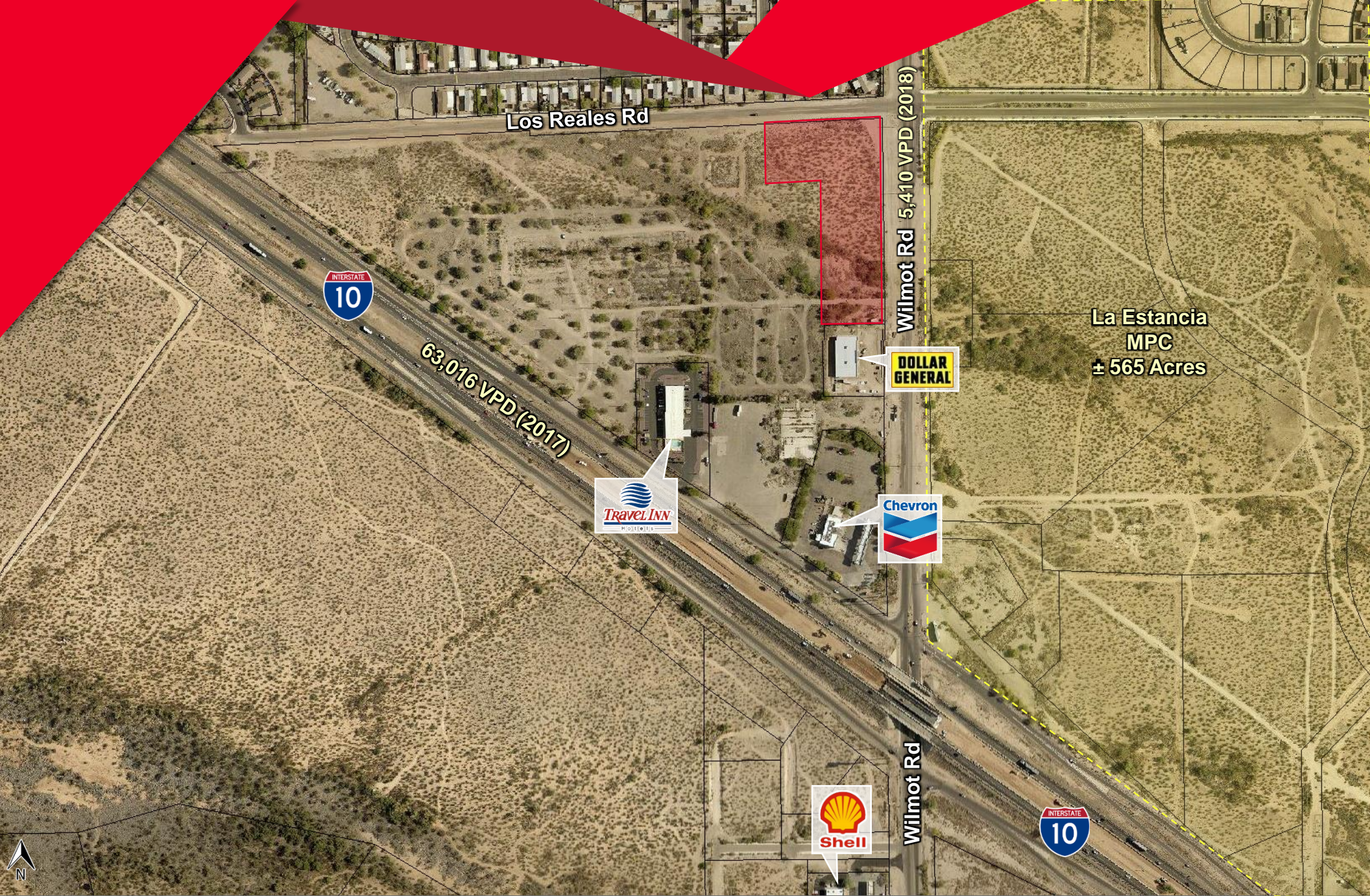
TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	5,025	\$85,450	560	\$49.3 M
3 Miles	19,983	\$74,803	3,634	\$194.0 M
5 Miles	72,876	\$69,110	25,601	\$620.3 M



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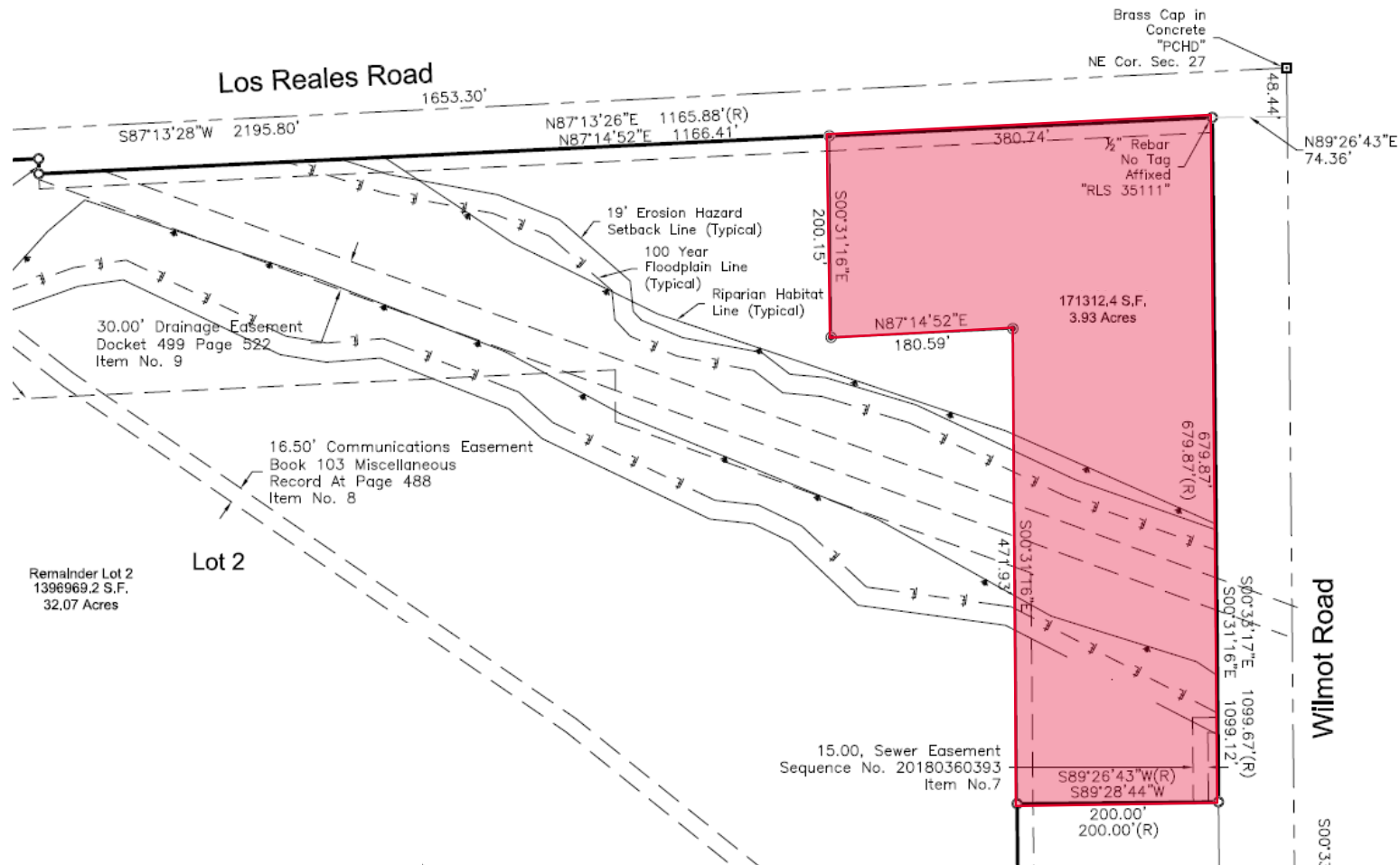
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1/16/2020

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LAND SURVEY



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