

RETAIL

11,436 SF Retail Building
Lease Rate: \$14.00/ SF NNN
Property Features

- Open floor plan built for Naughton's plumbing
- Zoned HI (Heavy Industrial) Town of Marana
- **DO NOT DISTURB OCCUPANT**



Demographics 2016 Est.	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	8,077	54,688	124,990
Avg. Household Income	\$64,261	\$71,647	\$74,800
Household	3,222	22,179	52,345
Retail Expenditure	\$76.8 M	\$567 M	\$1.38 B

Traffic Counts 24 hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

Orange Grove Road	32,120 VPD
Thornycroft Road	38,839 VPD

For more information, please contact:

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