

SEC BENSON HWY & ALVERNON WY

TUCSON, AZ 85706



**WE ARE
THE CENTER
OF RETAIL**

For Sale | Land



Mercado Carniceria Mi Ranchito



DOLLAR GENERAL

Drexel Rd

Super Carniceria El Rodeo

Alvernon Rd
22,410 VPD (2022)

Benson Hwy

8,236 VPD (2022)

1.5 ac
1.5 ac



LGI Homes
143 Residential Lots
Under Construction

Gallego Intermediate Fine Arts Magnet School
913 Students,
40 Faculty

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AVAILABLE

Parcel A- 65,390 SF (1.50 ac)
Parcel B- 65,363 SF (1.50 ac)

SALE PRICE

Parcel A: \$500,000
Parcel B: \$425,000

ZONING

C-2, City of Tucson

TAX PARCEL NO.

Parcel A- 140-32-7150
Parcel B- 140-32-7160

PROPERTY TAX

Parcel A- \$2,359.42
Parcel B- \$2,358.38

COMMENTS

- Commercial corner wrapped by 143 residential lots under construction by LGI Homes
- Under served retail trade area
- Close and easy access to Interstate 10
- Close to Tucson International Airport and Davis Monthan Air Force Base

TRAFFIC COUNTS

Benson Highway: 8,236 VPD (2022)
Alvernon Way: 22,410 VPD (2022)
Drexel Road: 6,766 VPD (2022)

NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,007	\$43,126	2,162	\$81.3 M
3 Miles	51,148	\$47,374	33,431	\$331 M
5 Miles	161,927	\$48,121	84,423	\$1.14 B



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ASSESSOR'S RECORD MAP





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