



13.27± Acres of Land (Divisible)

Sale Price: Call Listing Agents

Property Highlights

- Located along the main entrance corridor to the Tucson International Airport (150 average daily flight arrivals)
- Located in an Opportunity Zone (Census Tract 41.17)
- Signalized intersection, with extensive frontage along Tucson Boulevard and Drexel Road
- Advantageous C-2 zoning (allows a wider range of potential uses)
- Located within 2 miles of Interstate 10 and the Tucson International Airport

Property Details

Site Area	Corner Retail Pad — Divisible to Suit (Est. 60,000± SF site area) Entire Site (including Retail Pad) — 13.27± Acres
Zoning	C-2, General Commercial, City of Tucson
Frontage	Tucson Blvd: 860± feet Drexel Road: 1,070± feet
Traffic Counts (2022)	Tucson Blvd — 13,120 VPD Drexel Rd — 10,652 VPD

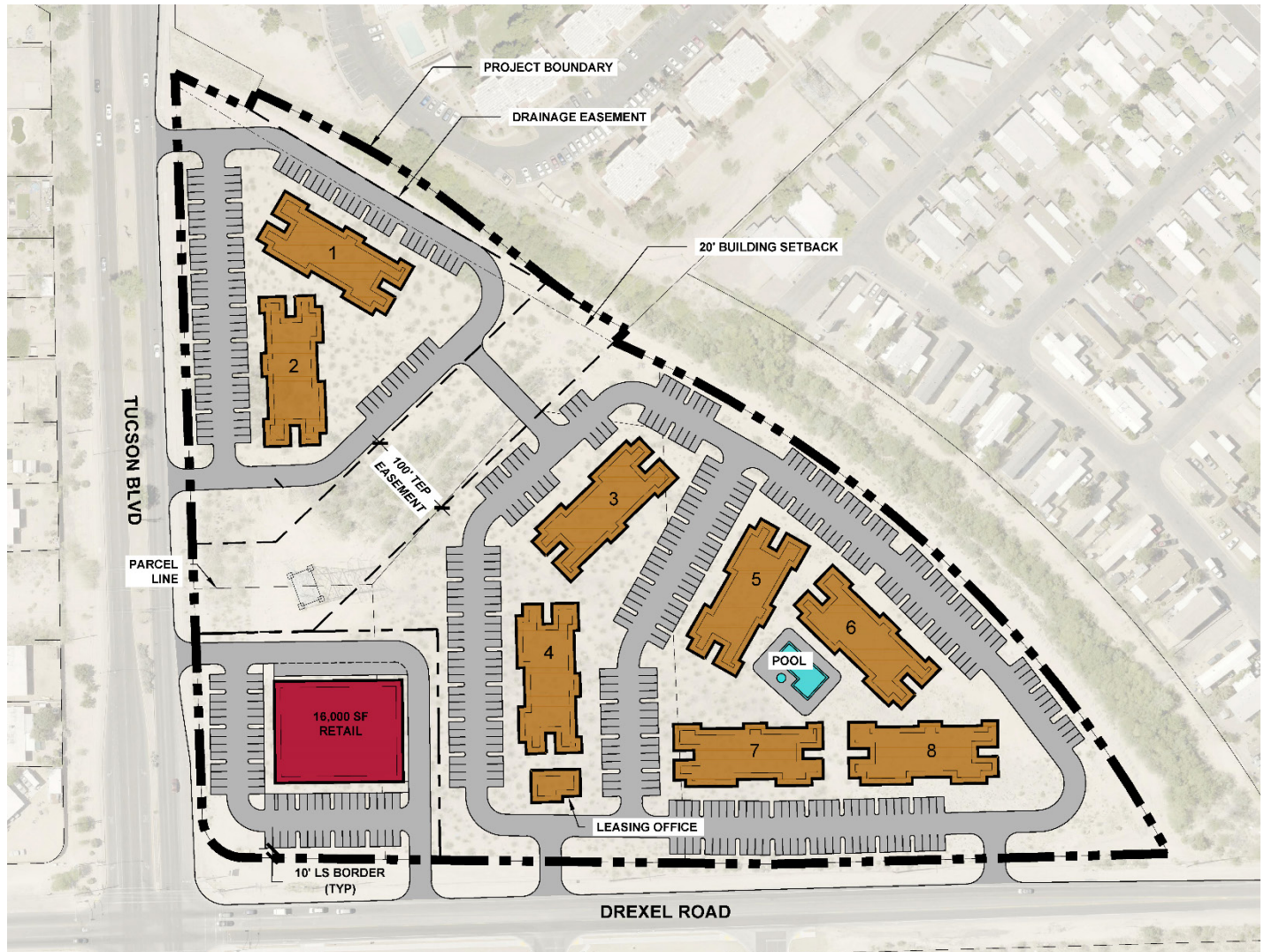


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Conceptual Site Plan



Demographics

DEMOGRAPHICS


POPULATION

**AVERAGE
HOUSEHOLD INCOME**

**DAYTIME
POPULATION**

**TOTAL RETAIL
EXPENDITURE**

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	19,282	\$65,220	4,170	\$149.7 M
3 Miles	80,911	\$70,008	40,516	\$671.24 M
5 Miles	174,989	\$71,637	72,883	\$1.57 B

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12/10/2024

