

SEC LEE ST
& ALVERNON WAY
TUCSON, AZ

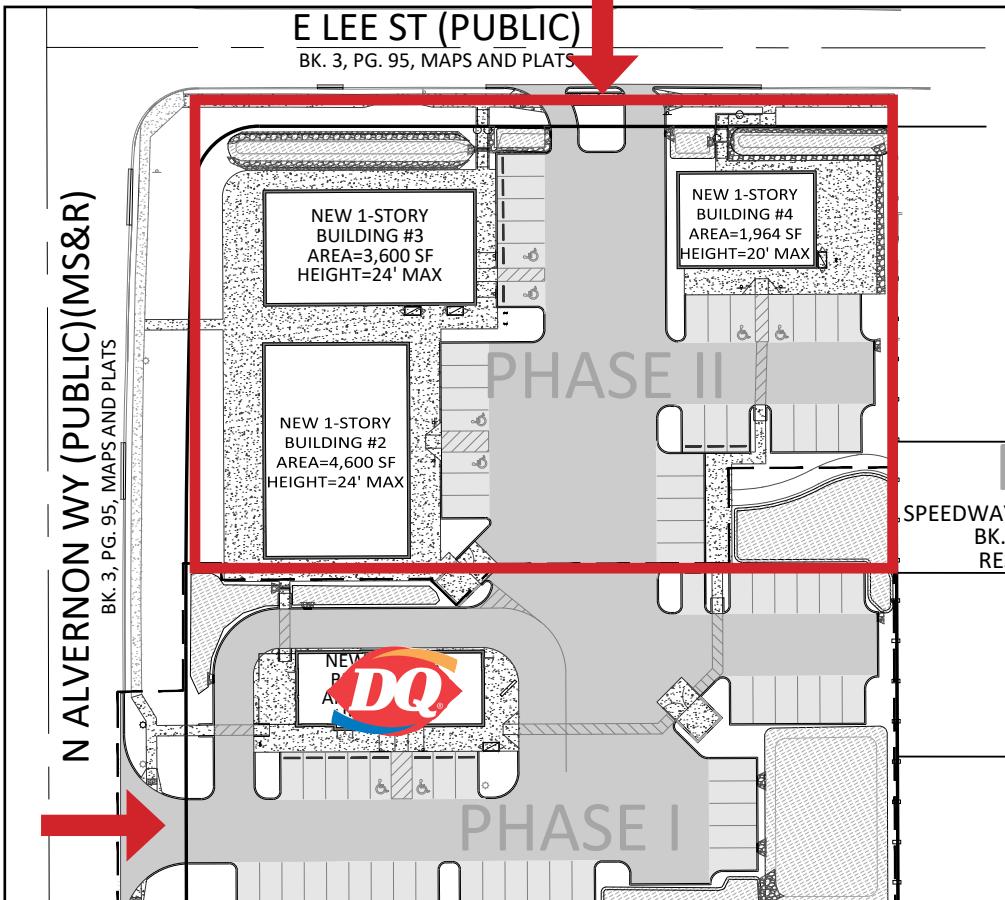
Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

Lindsey Dulle
602.317.7713
Lindsey@CRE8Advisors.com

JOIN DAIRY QUEEN
PAD FOR GROUND LEASE
OR SALE!

PROPERTY SUMMARY

SEC LEE & ALVERNON
TUCSON | AZ



PROPERTY SUMMARY

ASKING PRICE:

AVAILABLE LAND:

APN'S:

CALL FOR PRICING

+/- 1.22 Acres

122-13-190B, 122-13-1910 &
122-13-189B

PROPERTY HIGHLIGHTS

- Come join Dairy Queen at Alvernon Way & Lee Street, Tucson, AZ
- Balance of the site is available for sale
- Access approved off Lee Street
- Approximately 1.22 acres remaining
- The property has electrical pulled on site with multiple water & sewer hookups at the street
- Located just 1/4 mile from the major intersection at Speedway & Alvernon which has over 85,000 CPD
- Located just over 2 miles from the University of Arizona which has more than 44,000 students
- The property is located in a very dense part of Tucson with more than 275,000 people within 5 miles.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population:	19,934	124,583	275,600
2029 Population:	20,757	128,963	285,429
Total Households:	10,037	58,851	126,665
Av Household Income:	\$48,203	\$64,361	\$66,432

AERIAL MAP

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CRE8 ADVISORS

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com