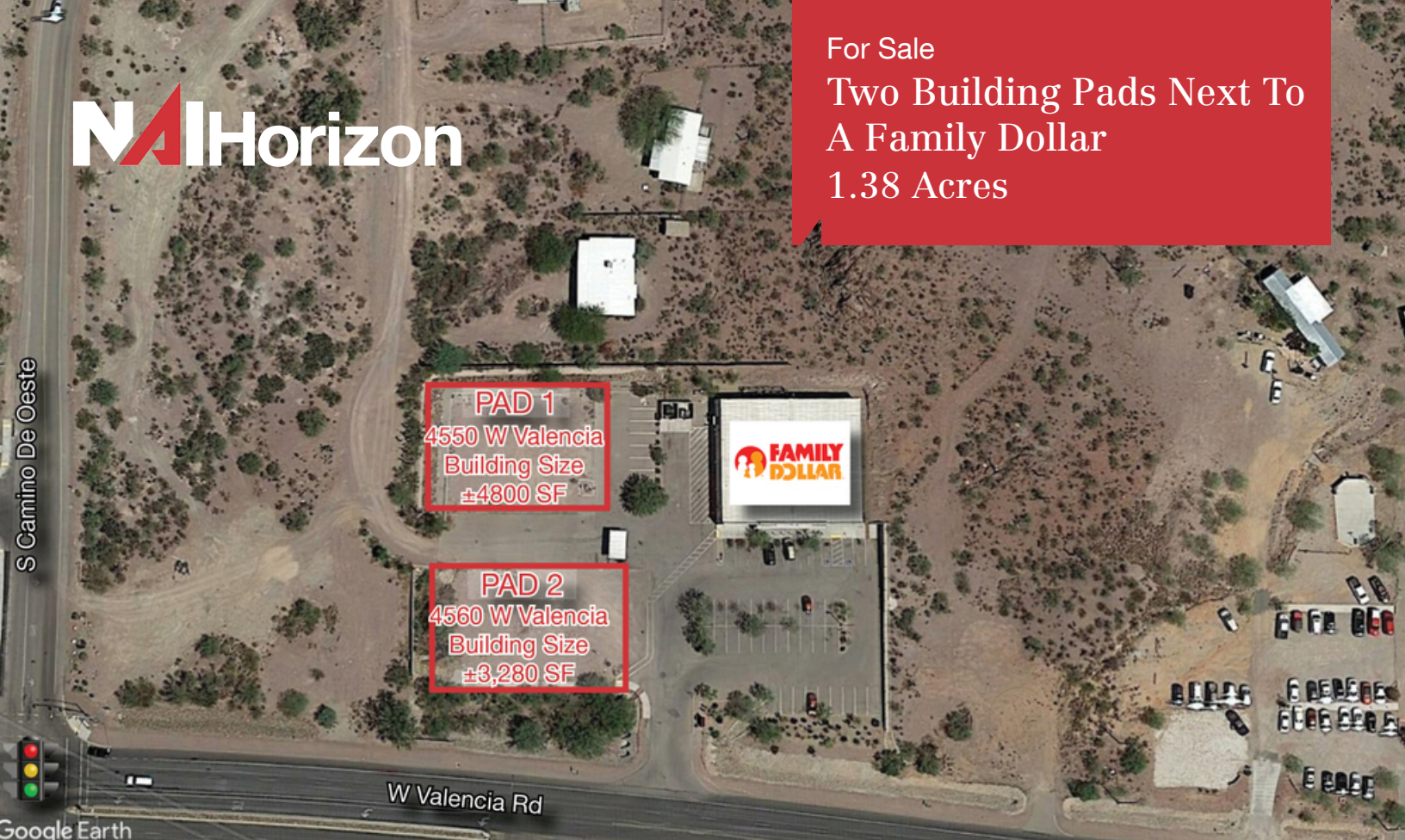


For Sale  
Two Building Pads Next To  
A Family Dollar  
1.38 Acres



## 4550 & 4560 W Valencia Road

Tucson, Arizona 85746

### Property Features

- Two improved Pads-to be sold together
- APN# 137-18-132B
- APN# 137-18-132C
- Pima County CB-1 Zoning
- Cross easement
- Sewer on site
- Retention/Detention on site



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	34	29.8	31.7
Population:	3,507	36,941	76,809
Average HH Income:	\$53,175	\$54,831	\$52,787

Traffic Counts	VPD
W Valencia Rd	27,511
Street Name	2,313

For Sale: \$365,000

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gordon.wagner@naihorizon.com

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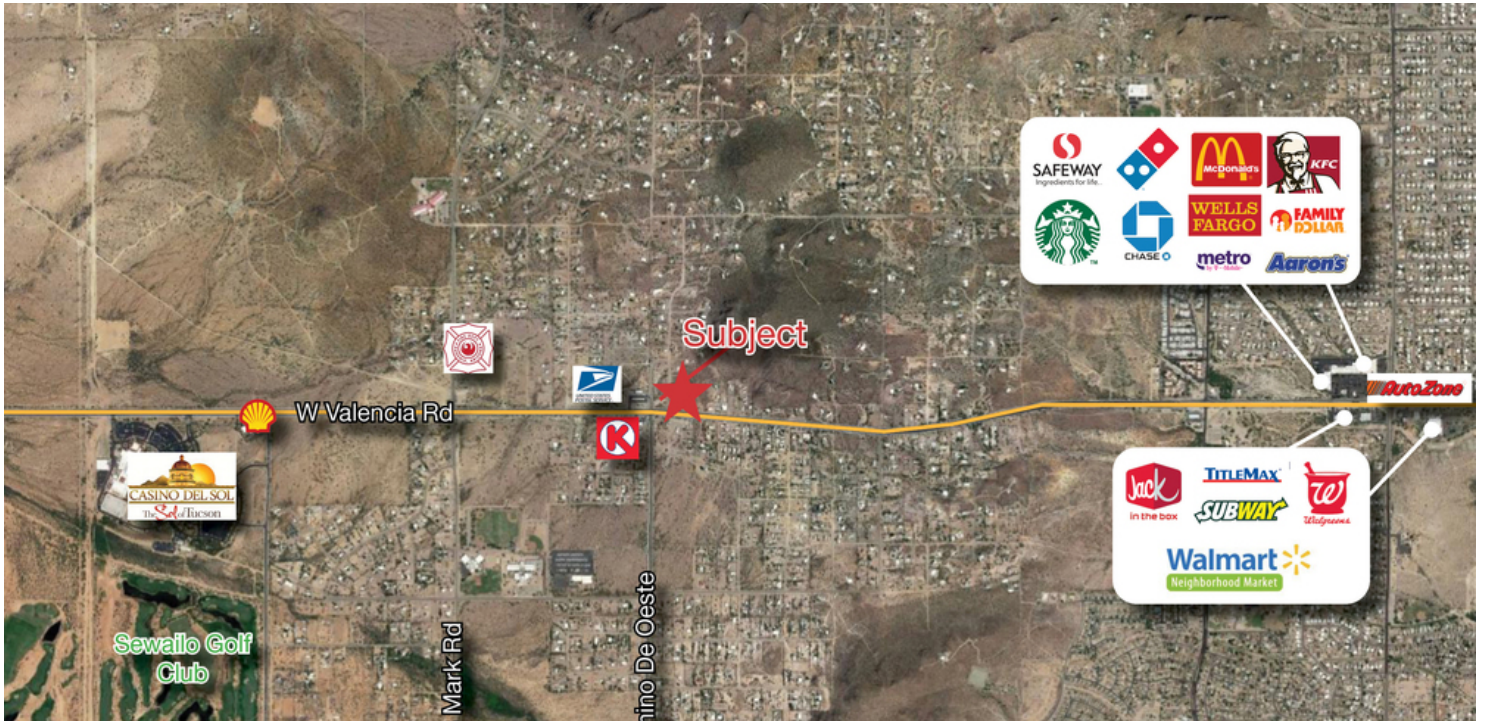
2900 North Swan Road, Suite 200  
Tucson, AZ 85712  
+1 520 326 2200

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For Sale

# Two Building Pads Next To A Family Dollar

## Aerial Maps



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