



# PARCEL AVAILABLE FOR GROUND LEASE/BTS

Ajo Way & Park Ave - Southeast Corner  
Tucson, Arizona

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# PARCEL AVAILABLE



## PARCEL AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

### Property Highlights

- For ground lease or build to suit
- Adjacent to new Carl's Jr
- Strong SW Tucson intersection, 40k+ CPD
- Located in strong industrial employment corridor
- South of new Bridges at Tucson Marketplace Retail Development
- Pricing: Call to discuss

### Traffic Counts

Ajo Way	24,668 CPD
Park Ave	19,456 CPD
<b>Total</b>	<b>44,124 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	7,590	107,202	233,051
Med Household Income	\$74,149	\$74,446	\$77,397
Estimated Households	2,413	36,130	85,689
Daytime Population	7,701	44,748	117,872

Source: SitesUSA

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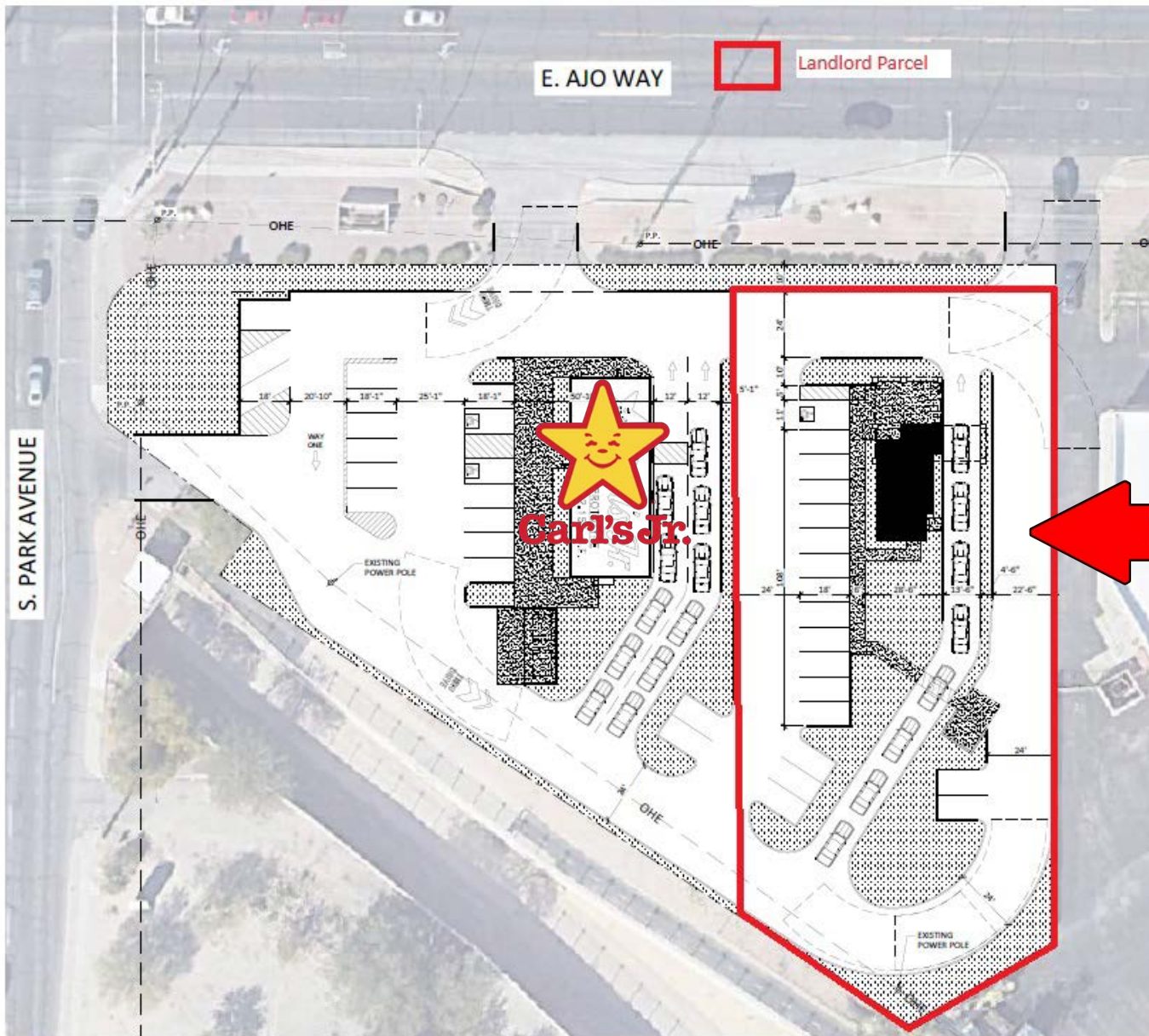
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# CONCEPTUAL SITE PLAN



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# DEMOGRAPHICS



## 2023 POPULATION

1 MILE: 7,590  
3 MILES: 107,202  
5 MILES: 233,051



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$74,149  
3 MILES: \$74,446  
5 MILES: \$77,397



## POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 0.1%  
3 MILES: 0.7%  
5 MILES: 0.8%



## TOTAL BUSINESSES

1 MILE: 638  
3 MILES: 4,289  
5 MILES: 10,500



## 2023 TOTAL HOUSEHOLDS

1 MILE: 2,413  
3 MILES: 36,130  
5 MILES: 85,689



## NUMBER OF EMPLOYEES

1 MILE: 7,701  
3 MILES: 44,748  
5 MILES: 117,872



## MEDIAN HOME VALUE

1 MILE: \$182,682  
3 MILES: \$181,369  
5 MILES: \$224,406

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