

FREESTANDING OWNER/USER OPPURTUNITY

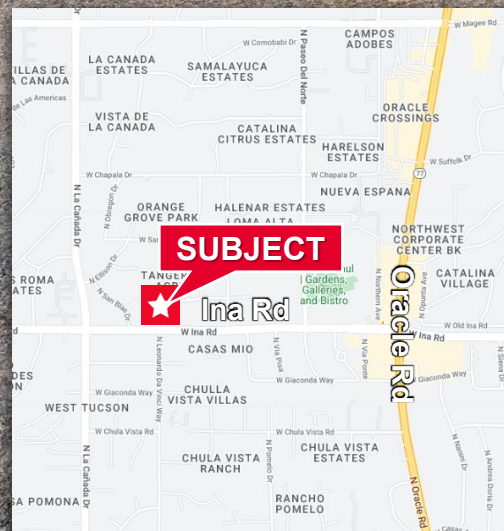
Salon | Wellness | Assisted Living | Child Care | Medical

1102 W Ina Rd Tucson, AZ

CUSHMAN & WAKEFIELD

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FOR SALE



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PROPERTY DETAILS

Building Size	2,732 SF
Sale Price	\$850,000
Lot Size	0.8092 Acres
Zoning	TR, Pima County
Taxes	\$6,060 (2023)

HIGHLIGHTS

- Property operating as salon and health/wellness facility with several short-term tenants in place
- Current buildout would convert over well for a variety of uses
- All rooms plumbed
- Ample parking in front and rear of property
- Approved Development Package for 1,200 SF freestanding expansion valued at over \$40,000
- Located in the Foothills along Ina Road with strong demographics

TRAFFIC COUNTS

Oracle Rd	43,747 VPD (2024)
Ina Rd	34,327 VPD (2024)
La Canada Dr	29,744 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	4,400	\$137,753	4,199
3 Miles	59,005	\$118,232	22,608
5 Miles	160,538	\$105,159	64,692

Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770

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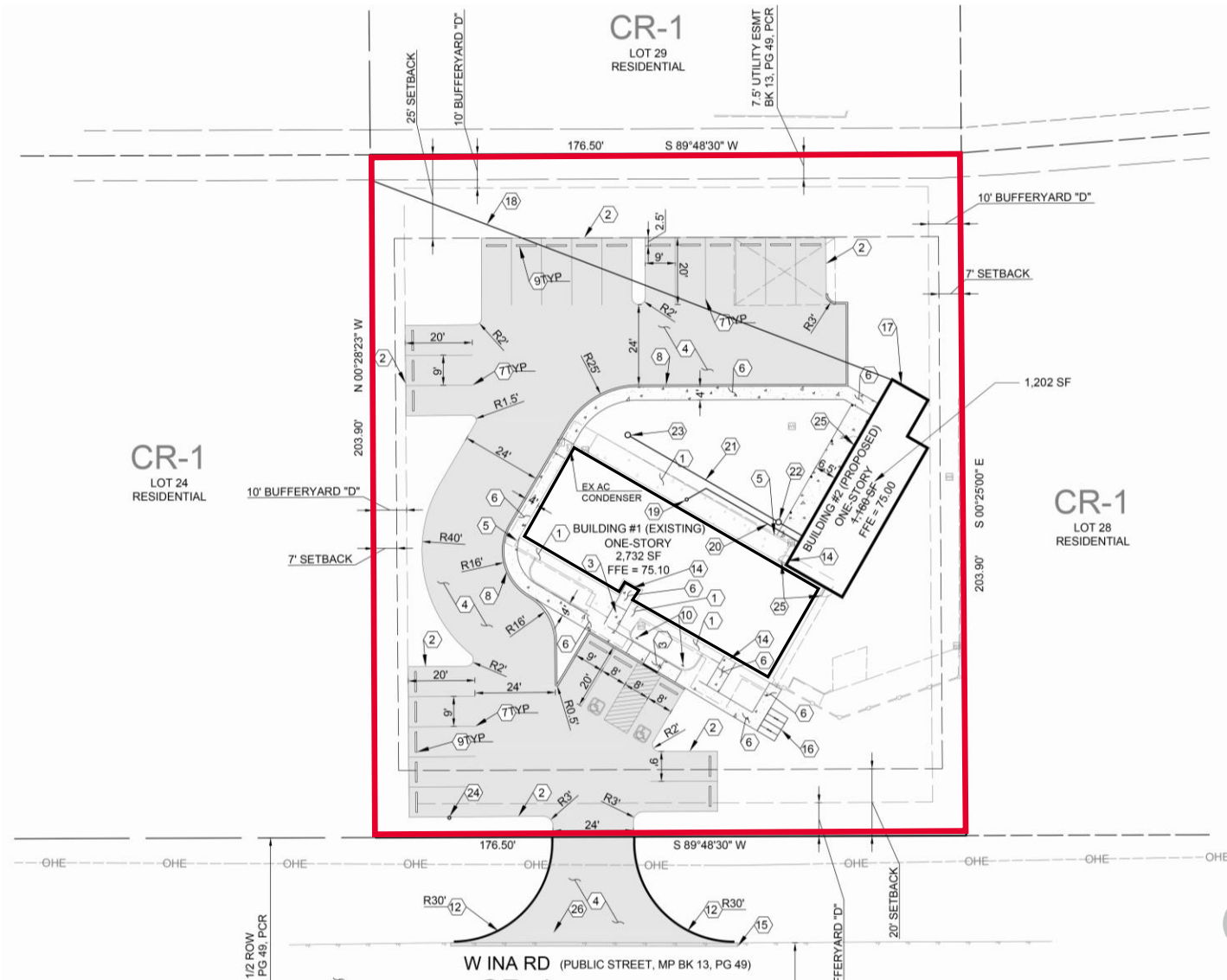
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SITE PLAN WITH PROPOSED EXPANSION



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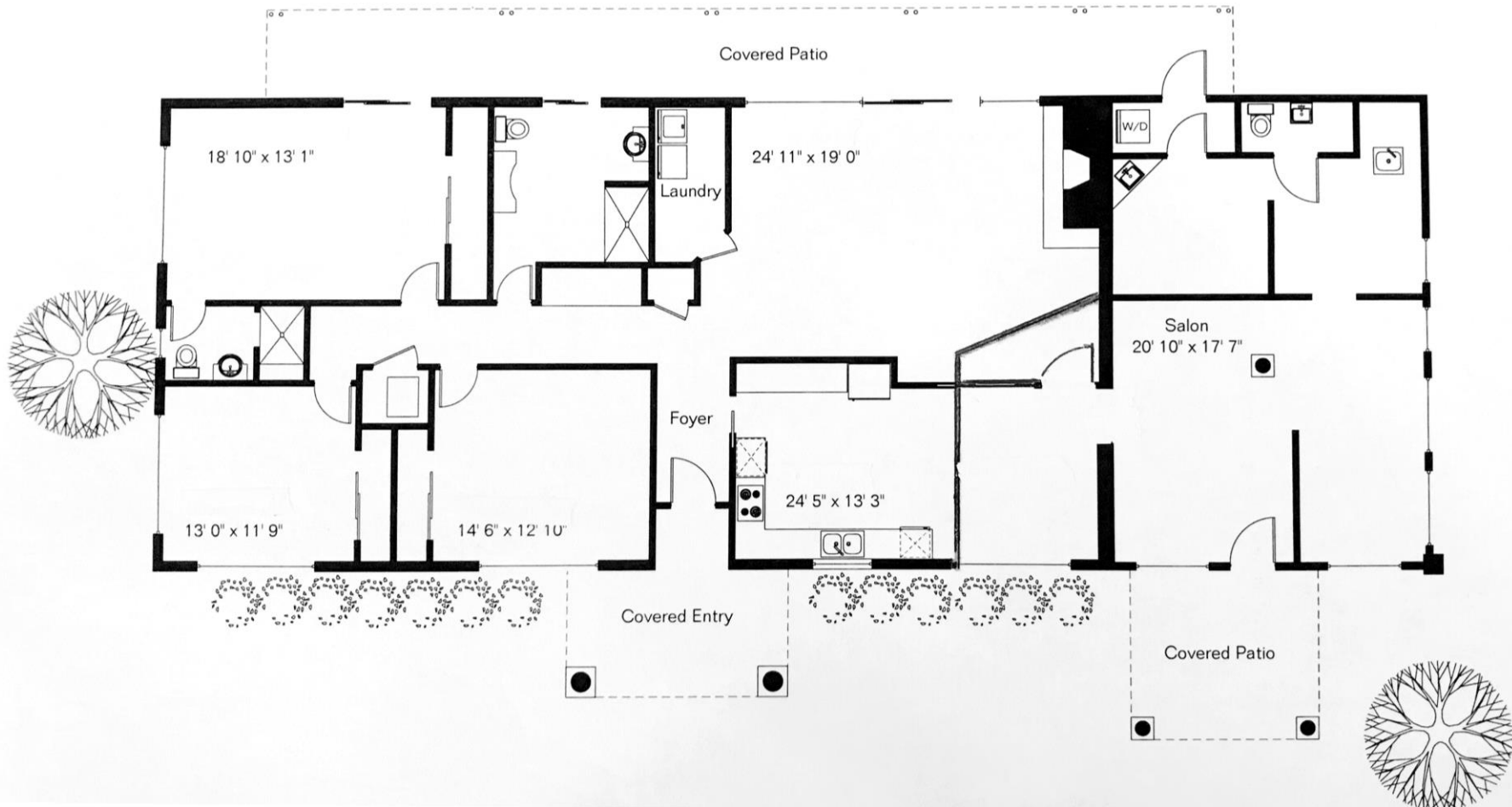
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EXISTING FLOOR PLAN

Pool Area



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HEALTH & WELLNESS SUITE



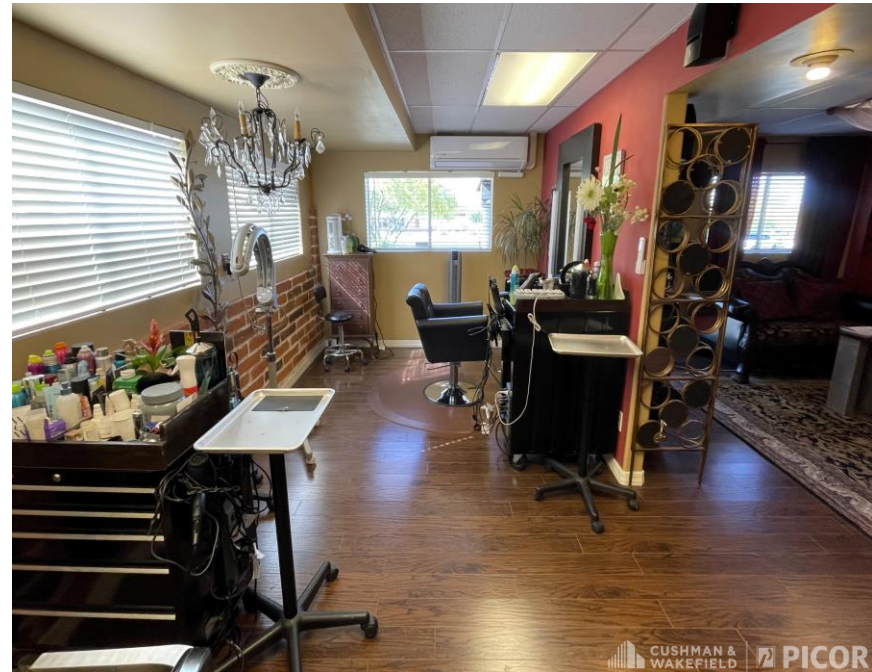
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SALON SUITE



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