SEC BENSON HWY & ALVERNON WY





TUCSON, AZ 85706





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PROPERTY TAX

Parcel A- \$2,359.42 Parcel B- \$2,358.38

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AVAILABLE

Parcel A- 65,390 SF (1.50 ac) Parcel B- 65,363 SF (1.50 ac)

SALE PRICE

\$980,000 (\$7.50/SF)

ZONING

C-2, City of Tucson

TAX PARCEL NO.

Parcel A- 140-32-7150 Parcel B- 140-32-7160

COMMENTS

- Commercial corner wrapped by 143 residential lots under construction by LGI Homes
- Under served retail trade area
- · Close and easy access to Interstate 10
- Close to Tucson International Airport and Davis Monthan Air Force Base

NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	13,007	\$43,126	2,162	\$81.3 M
3 Miles	51,148	\$47,374	33,431	\$331 M
5 Miles	161,927	\$48,121	84,423	\$1.14 B

TRAFFIC COUNTS

Benson Highway: 5,964 vpd (2020) Alvernon Way: 19,755 vpd (2020) Drexel Road: 4,043 vpd (2020)





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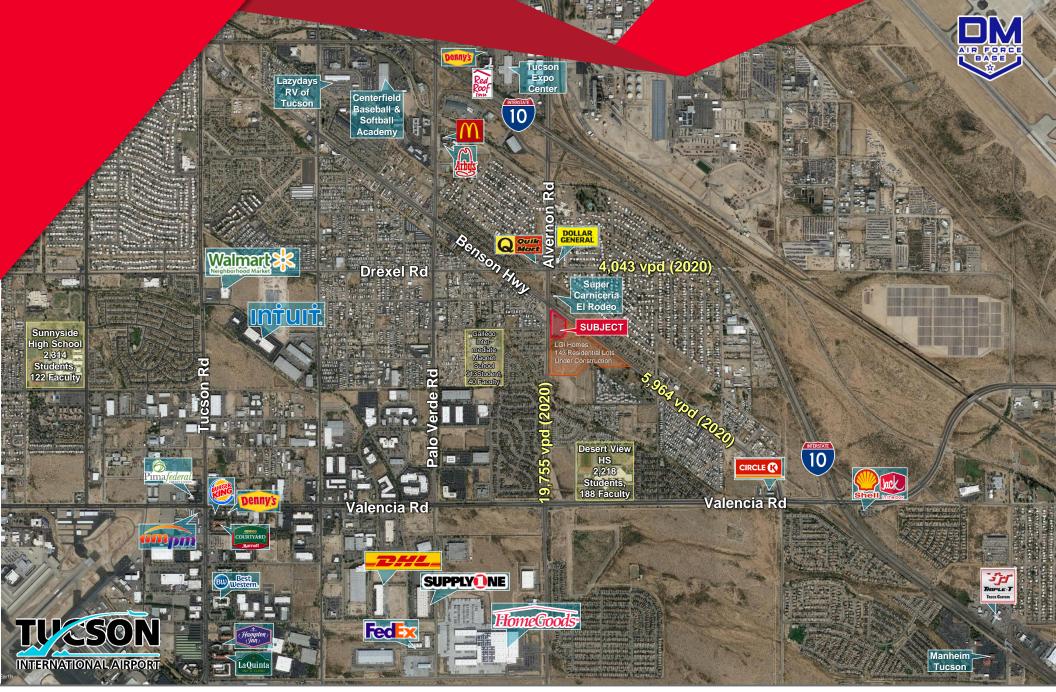


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ASSESSOR'S RECORD MAP





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