

SEC BENSON HWY & ALVERNON WY

TUCSON, AZ 85706



**WE ARE
THE CENTER
OF RETAIL**

For Sale | Land



Mercado Carniceria Mi Ranchito

Super Carniceria El Rodeo

1.5 ac
1.5 ac



Gallego Intermediate Fine Arts Magnet School
913 Students,
40 Faculty

LGI Homes
143 Residential Lots
Under Construction

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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

PROPERTY TAX

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

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

TRAFFIC COUNTS

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

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



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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