

FREESTANDING OWNER/USER OPPORTUNITY

Salon | Wellness | Assisted Living | Child Care | Medical

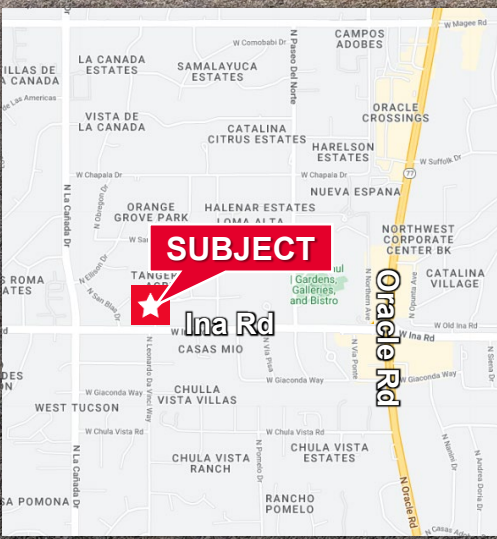
1102 W Ina Road Tucson, AZ

CUSHMAN & WAKEFIELD

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FOR SALE

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PROPERTY DETAILS

Building Size	2,732 SF
Sale Price	\$799,000
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 Road	42,931 VPD (2022)
Ina Road	34,021 VPD (2023)
La Canada Dr	22,370 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	4,243	\$151,825	4,114
3 Miles	61,084	\$123,695	22,434
5 Miles	161,211	\$114,161	64,452

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7/12/2024

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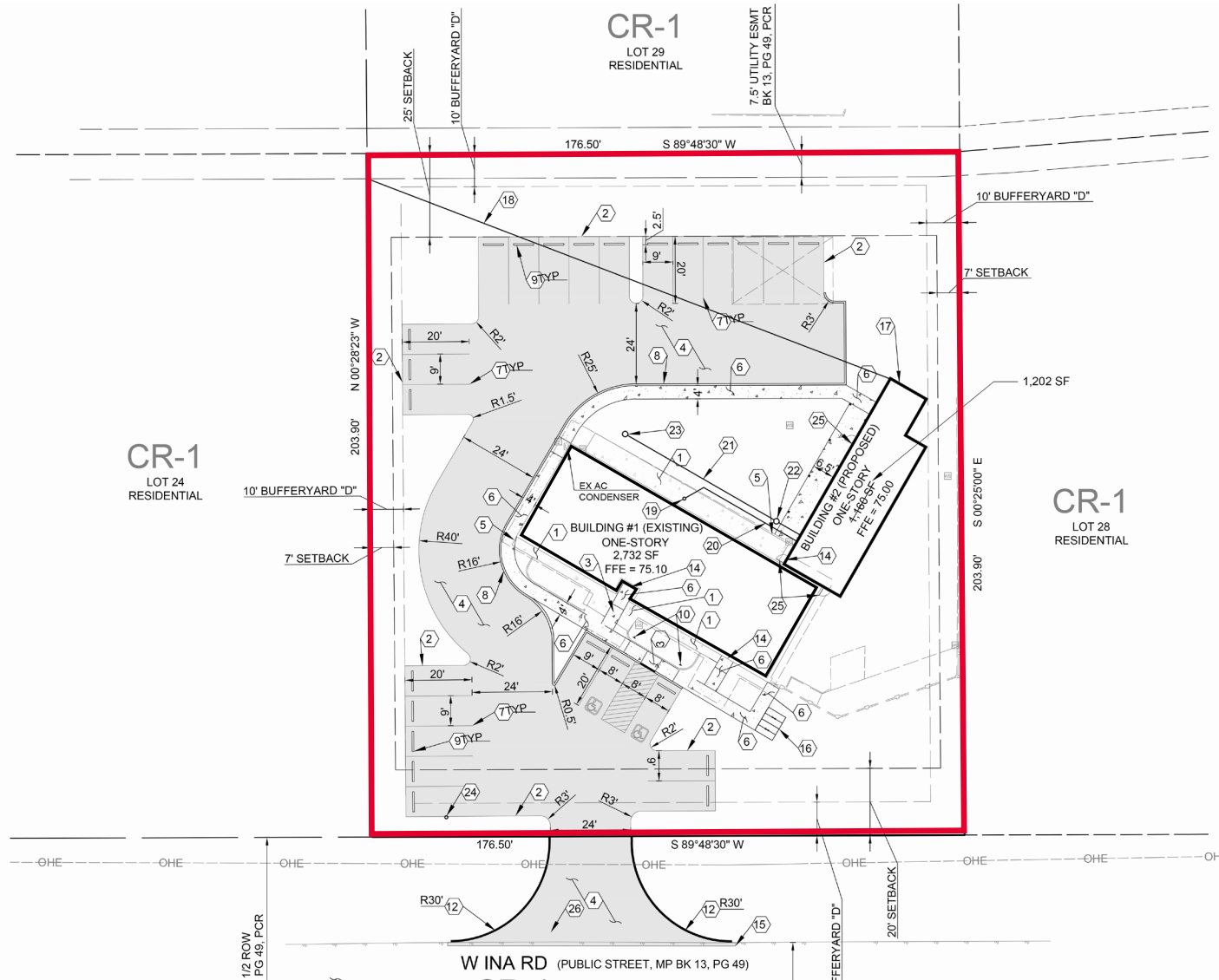
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SITE PLAN WITH PROPOSED EXPANSION



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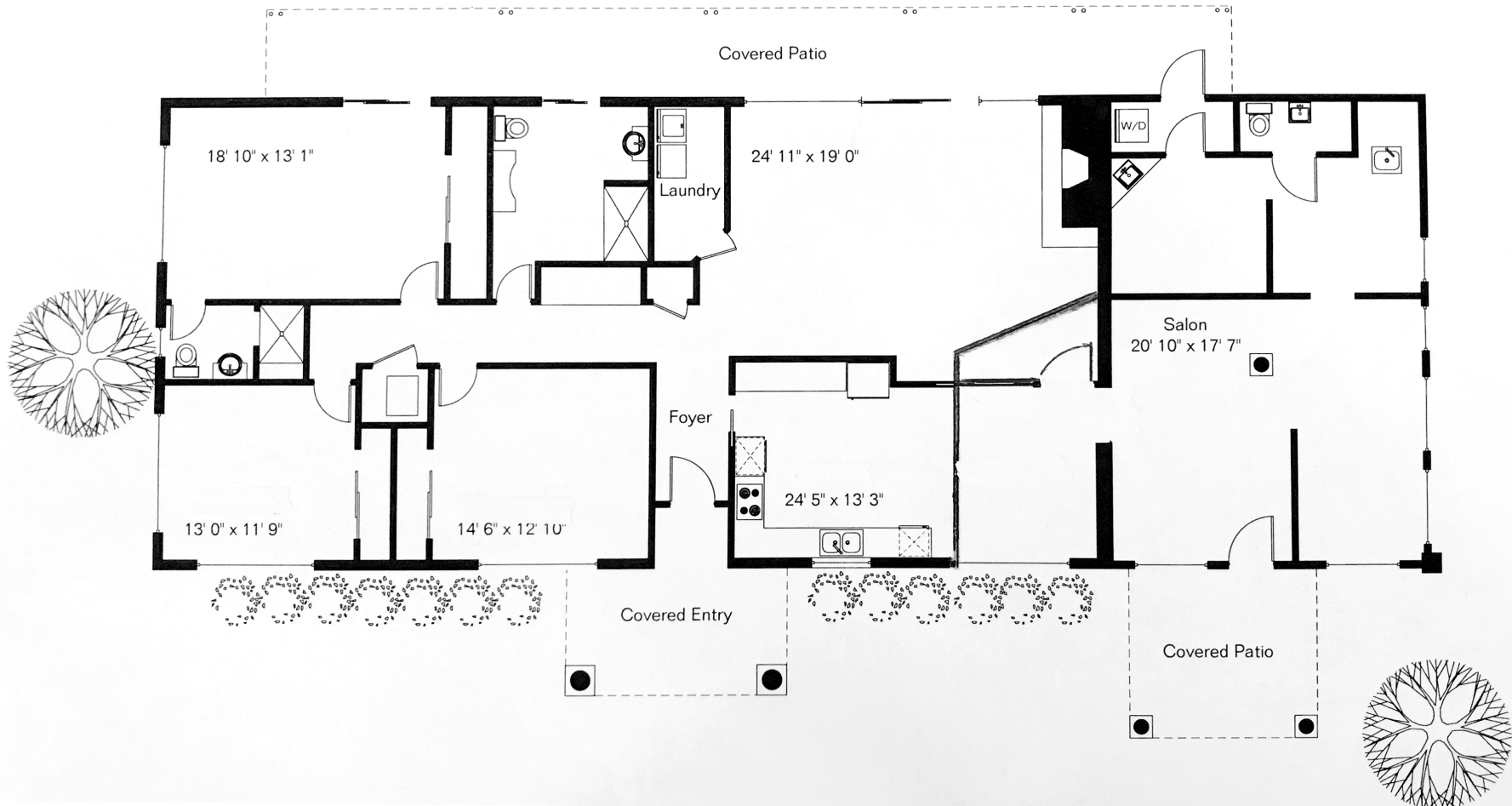
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EXISTING FLOOR PLAN

Pool Area



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HEALTH & WELLNESS SUITE



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SALON SUITE



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