

1001 E. BENSON HIGHWAY

SEC I-10 & PARK AVE, TUCSON, AZ 85713



For Lease | Corner Commercial Land

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THE CENTER
OF RETAIL



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CUSHMAN &
WAKEFIELD



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1001 E. BENSON HIGHWAY

SEC I-10 & PARK AVE, TUCSON, AZ 85713

LOT SIZE

3.06 Acres

LEASE RATE

Contact Agent

ZONING

C-2, City of Tucson

COMMENTS

- Freeway Corner Pad
- I-10 Monument Signage
- Adjacent to Tucson Marketplace anchored by Costco, Wal-Mart, AMC Theaters, Dave & Buster's, and more.

TRAFFIC COUNTS

Park Avenue 21,843 VPD (2021)
Benson Highway 9,940 VPD (2021)
Interstate 10 93,759 VPD (2022)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	7,168	\$44,681	7,913	\$44.23 M
3 Miles	109,926	\$52,327	63,714	\$802.48 M
5 Miles	252,776	\$54,372	143,302	\$2.01 B

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Freeway Monument Sign



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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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