



FRY'S
NOW
OPEN!

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verizon
M.D. NOW
PAPA JOHN'S
SUPER CUTS
Classic & Fancy

**HERITAGE PARK PADS
AVAILABLE**

Southeast Corner of Tangerine Rd & Lon Adams Rd
Marana, Arizona

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SITE PLAN



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◆ COMMERCIAL PADS AVAILABLE IN GLADDEN FARMS MASTER PLANNED COMMUNITY

Property Highlights

- Pads available for Ground Lease, Purchase, or Build To Suit
- High growth Northwest Tucson, AZ submarket - Town of Marana
- Across from Fry's Marketplace - Now Open!
- Zoning: Village Commercial, Town of Marana
- Strong signage available
- **Pad Pricing: Call for current availability**

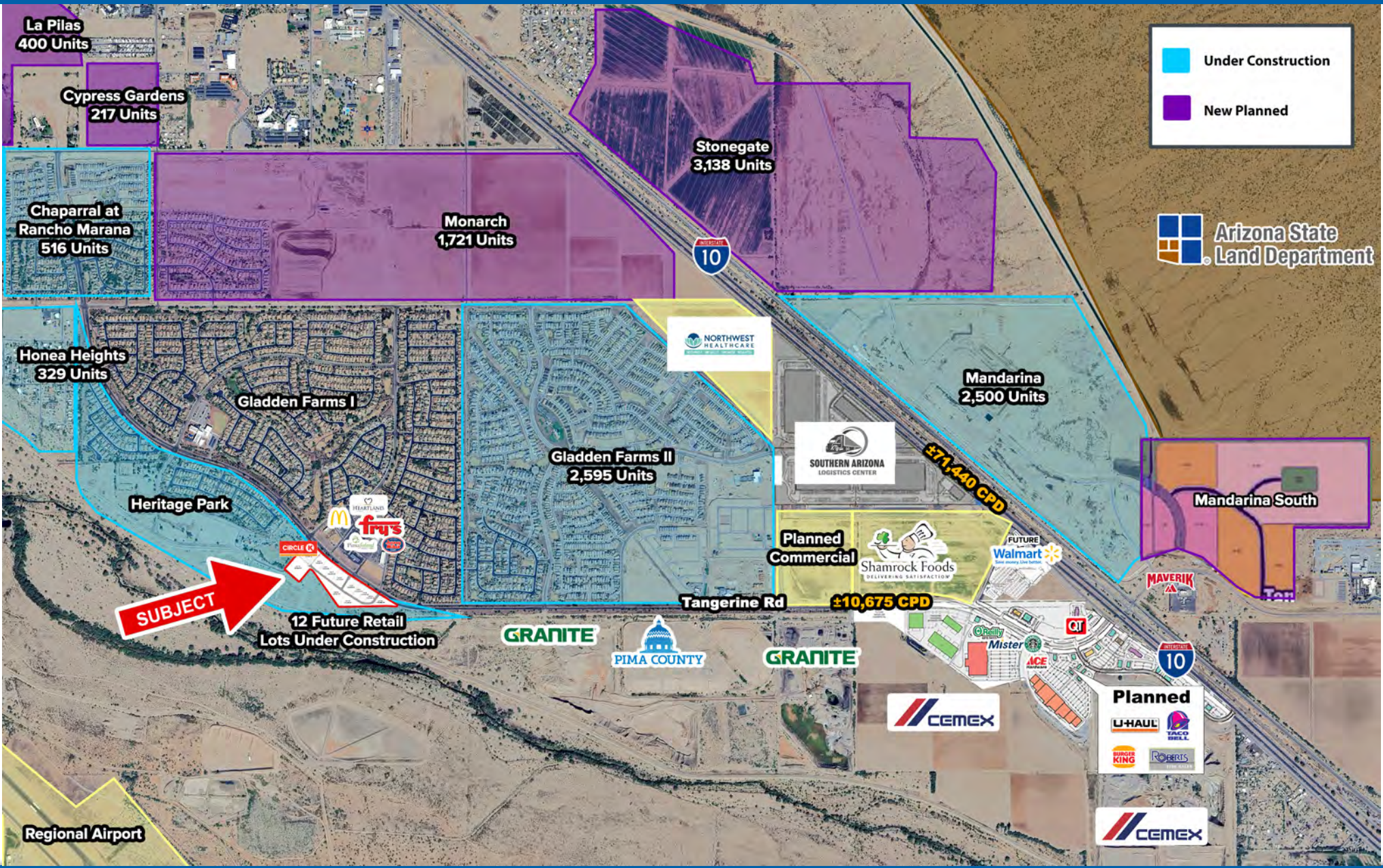
Demographics	1 mi	3 mi	5 mi
Estimated Population	7,988	15,399	19,170
Estimated Households	2,426	4,785	6,337
Med Household Income	\$114,469	\$113,027	\$103,109
Daytime Population	149	1,811	2,362

Source: SitesUSA

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METRO TUCSON'S FASTEST GROWING TRADE AREA





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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	9,698	16,541	21,842
	2026 TOTAL HOUSEHOLDS	3,115	5,309	7,165
	MEDIAN HOUSEHOLD INCOME	\$133,076	\$130,372	\$129,207
	2026 MEDIAN HOME VALUE	\$369,968	\$345,423	\$357,177
	2026 TOTAL EMPLOYEES	179	1,922	2,687
	2026 TOTAL BUSINESSES	55	195	312



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