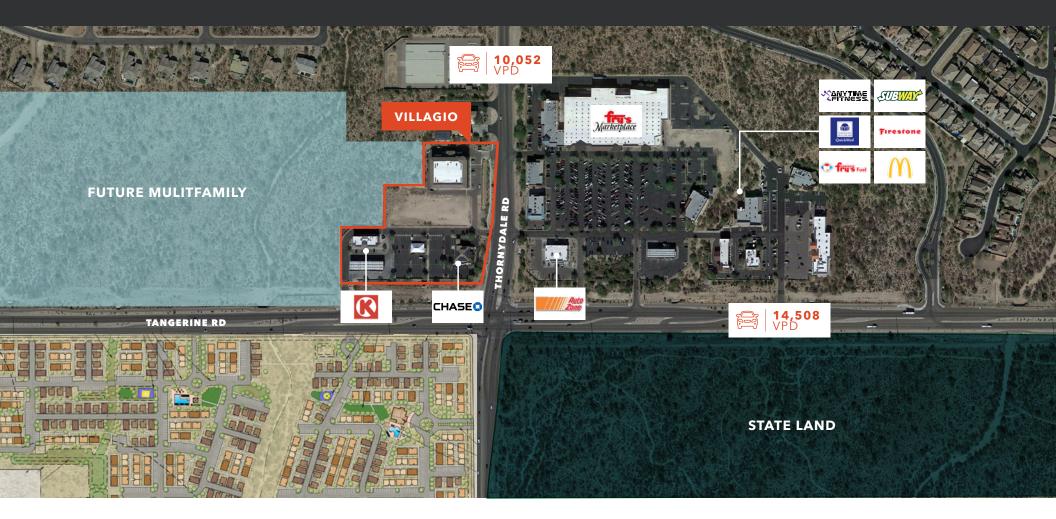


## Retail or Medical Office Drive-Thru Available

NWC TANGERINE RD & THORNYDALE RD | MARANA, AZ

## **AVAILABLE**

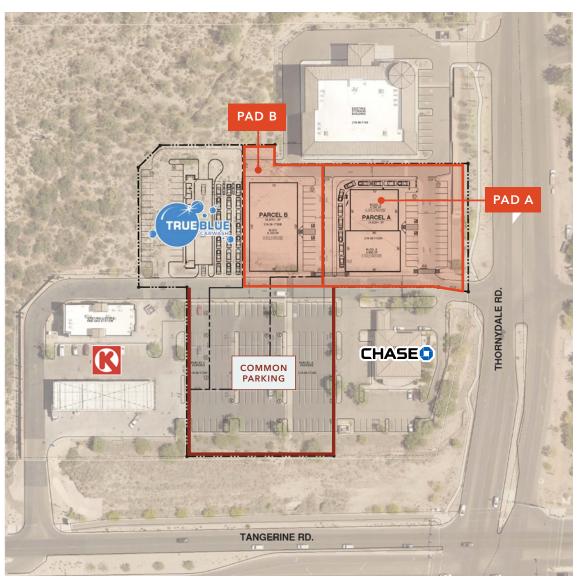




### RETAIL/OFFICE SPACE | PADS AVAILABLE

# Villagio

NWC TANGERINE RD & THORNYDALE RD | MARANA, AZ





#### PROPERTY OVERVIEW

**DRIVE-THRU** and patio options

**EXCELLENT** demographics

**MONUMENT** signage available

#### **NATIONAL TENANTS AT INTERSECTION:**









#### **AVAILABILITY**

PAD A: Retail & RestaurantDrive-Thru Endcap: 1,000 SFDrive-ThruShops: 1,000 SF - 5,000 SF

PAD B: Shop Building Shops: 1,000 - 9,000 SF

PAD C: TrueBue Carwash SOLD

#### **DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2023 Population	4,223	15,066	57,354
2028 Population Proj.	4,601	16,346	59,681
2023 Households	1,791	6,258	22,218
2028 Household Proj.	1,958	6,809	23,183
Average HH Income	\$117,153	\$119,222	\$117,556

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