

± 1.14 ACRES IN MARANA

Available for BTS, Ground Lease or Sale

N. Cortaro Road &
W. Hospitality Road
Marana, AZ 85743



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Nationwide Real Estate Services

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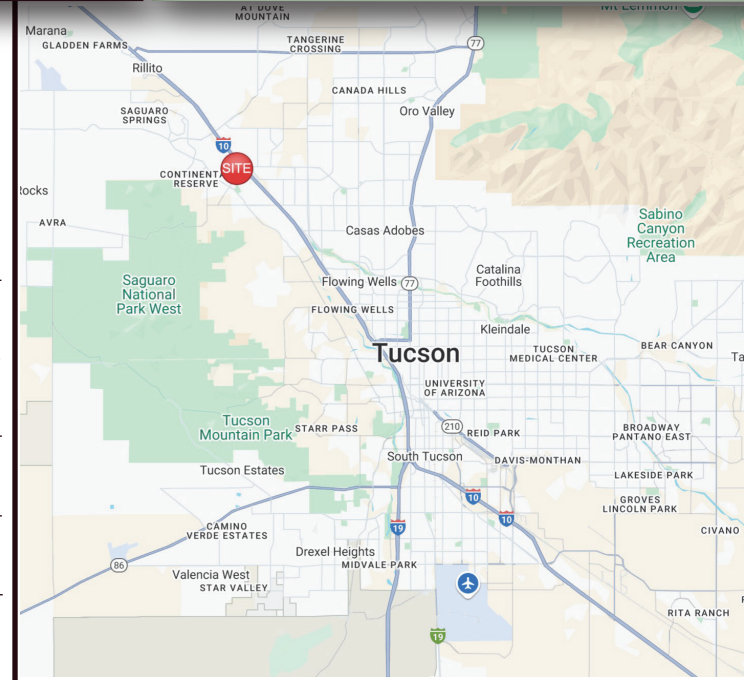
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demographics 2024

	1-Mile	3-Mile	5-Mile
POPULATION (2024)	4,745	42,857	91,711
PROJECTED POPULATION (2029)	5,521	44,451	95,236
AVERAGE HOUSEHOLD INCOME	\$133,762	\$133,245	\$125,053
DAYTIME POPULATION	3,632	19,074	44,841
MEDIAN AGE	36.4	39.3	39.9
ESTIMATED HOUSEHOLDS	1,935	16,424	36,670



traffic counts: I-10 Fwy | 86,909 VPD • N Cortaro Rd | 27,571 VPD

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property highlights

- Major northwest Tucson retail core anchored by Walmart Supercenter
- Located just off I-10 at Cortaro Rd (± 1/4 mile), in the community of Marana
- High-growth area with estimated 1-mile Avg HH Income of \$133,762
- High-quality trade area tenants such as Starbucks, Chipotle, In-n-Out, O'Reilly's Auto Parts, Jimmy John's, Little Caesars and many others
- Marana is Tucson's fastest growing community and located fifteen (15) minutes from Downtown Tucson

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