

49,500 SF GROCERY BOX | FOR LEASE OR SALE

NEC

HARRISON RD & BROADWAY BLVD

Tucson, Arizona



property summary

AVAILABLE: 49,500 SF Building / 4.31 AC Parcel

ZONING: C-1, City of Tucson

PRICING: Call for Pricing

property highlights

- ▶ Located in affluent Eastern Tucson with average household income of \$101,067 within 5 miles.
- ▶ 2nd Generation Grocery Box Available for lease or sale

traffic count

ADOT 2024

Harrison Rd		Broadway Blvd	
N	±15,775 VPD (NB & SB)	E	±13,596 VPD (EB & WB)
S	±18,404 VPD (NB & SB)	W	±21,767 VPD (EB & WB)

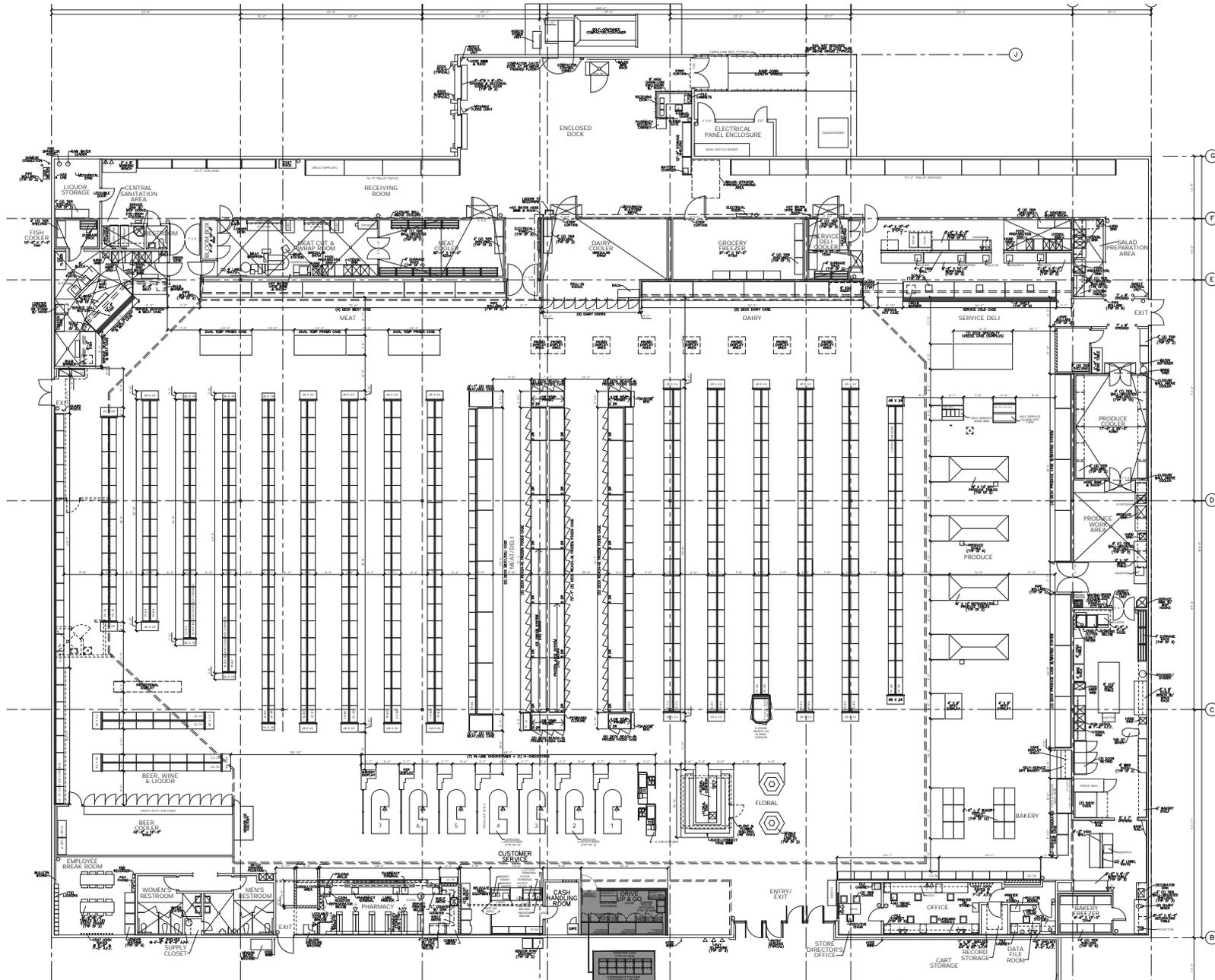
neighboring tenants



49,500 SF BUILDING

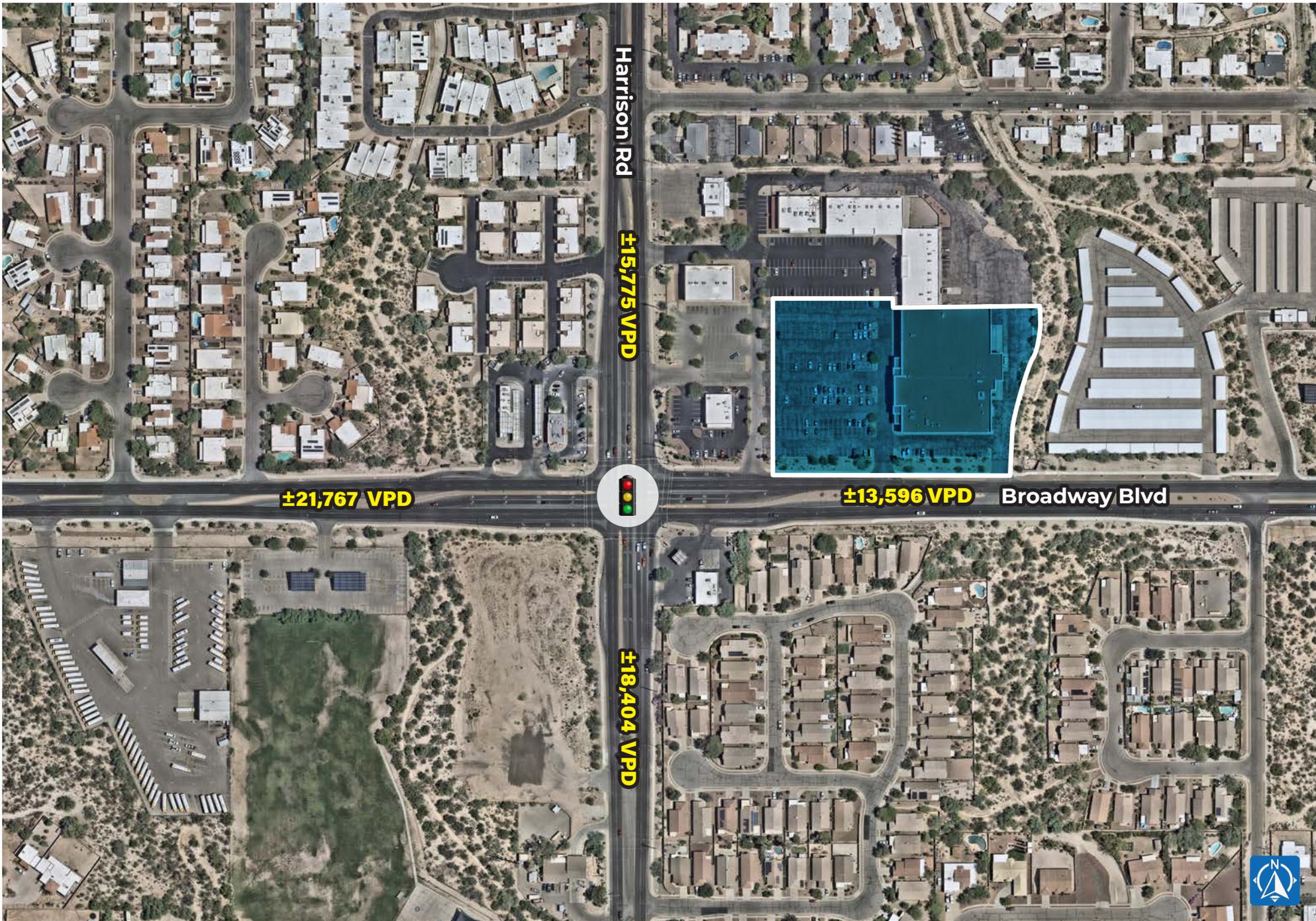
site plan

49,500 SF BUILDING



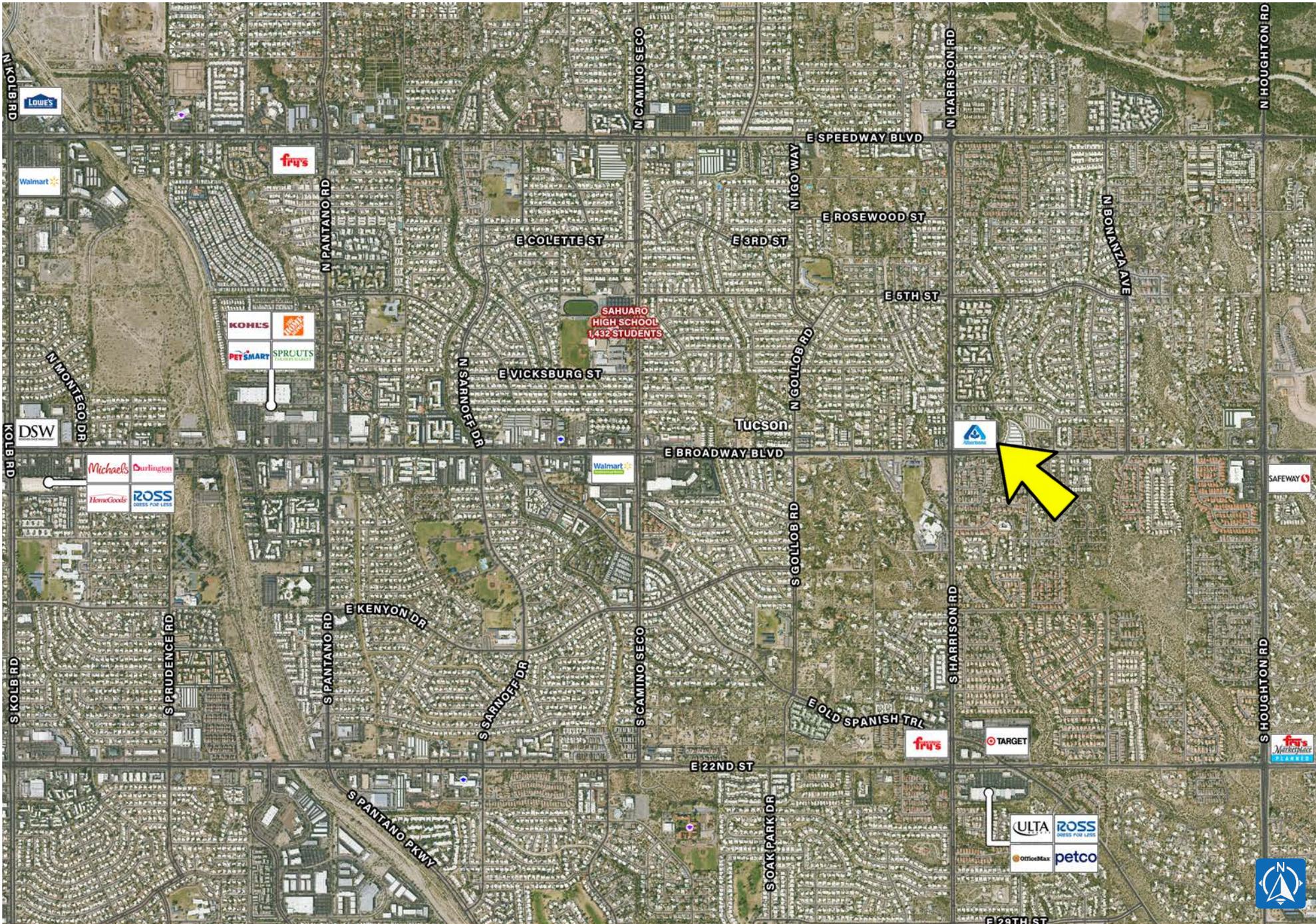
zoom aerial

49,500 SF BUILDING



wide aerial

49,500 SF BUILDING



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	9,382	3,147	6,235
3 MILE	68,162	24,831	43,331
5 MILE	153,316	62,648	90,668

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$92,308	\$114,886	\$51,563
3 MILE	\$75,099	\$99,543	\$46,472
5 MILE	\$73,578	\$101,067	\$45,983

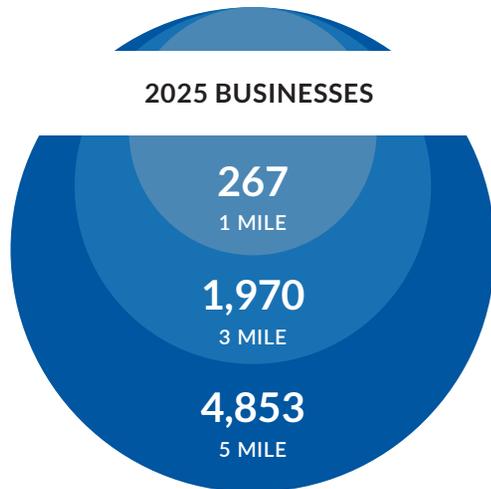
2025 HOUSING UNITS



OWNER OCCUPIED



2025 BUSINESSES



2025 POPULATION

1 MILE	3 MILE	5 MILE
13,312	83,631	173,975

2025 HOUSEHOLDS

1 MILE	3 MILE	5 MILE
5,997	39,177	78,933

2030 POPULATION

1 MILE	3 MILE	5 MILE
13,214	83,258	173,825

2030 HOUSEHOLDS

1 MILE	3 MILE	5 MILE
6,061	39,676	80,158

49,500 SF BUILDING



EXCLUSIVELY LISTED BY

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