

WEST/NORTHWEST CORNER

I-10 & INA ROAD

Marana, AZ

PRICE
REDUCED
\$795,000



PAD AVAILABLE

PROPERTY SUMMARY

AVAILABLE ±72,123 SF Available (\$795,000)

PROPERTY HIGHLIGHTS

- ▶ **Close proximity to I-10 and the full-diamond interchange with Ina Road**
- ▶ **The immediate area is dense** with over 56,000 people residing within 3 miles
- ▶ **Sports Park Tucson** (softball and sand volleyball leagues) is located south of the site
- ▶ **Zoned:** Transportation Corridor Zone

TRAFFIC COUNTS

I-10

N ±93,817 VPD (NB/SB)

S ±107,500 VPD (NB/SB)
ADOT 2020

INA RD

E ±3,921 VPD (EB/WB)

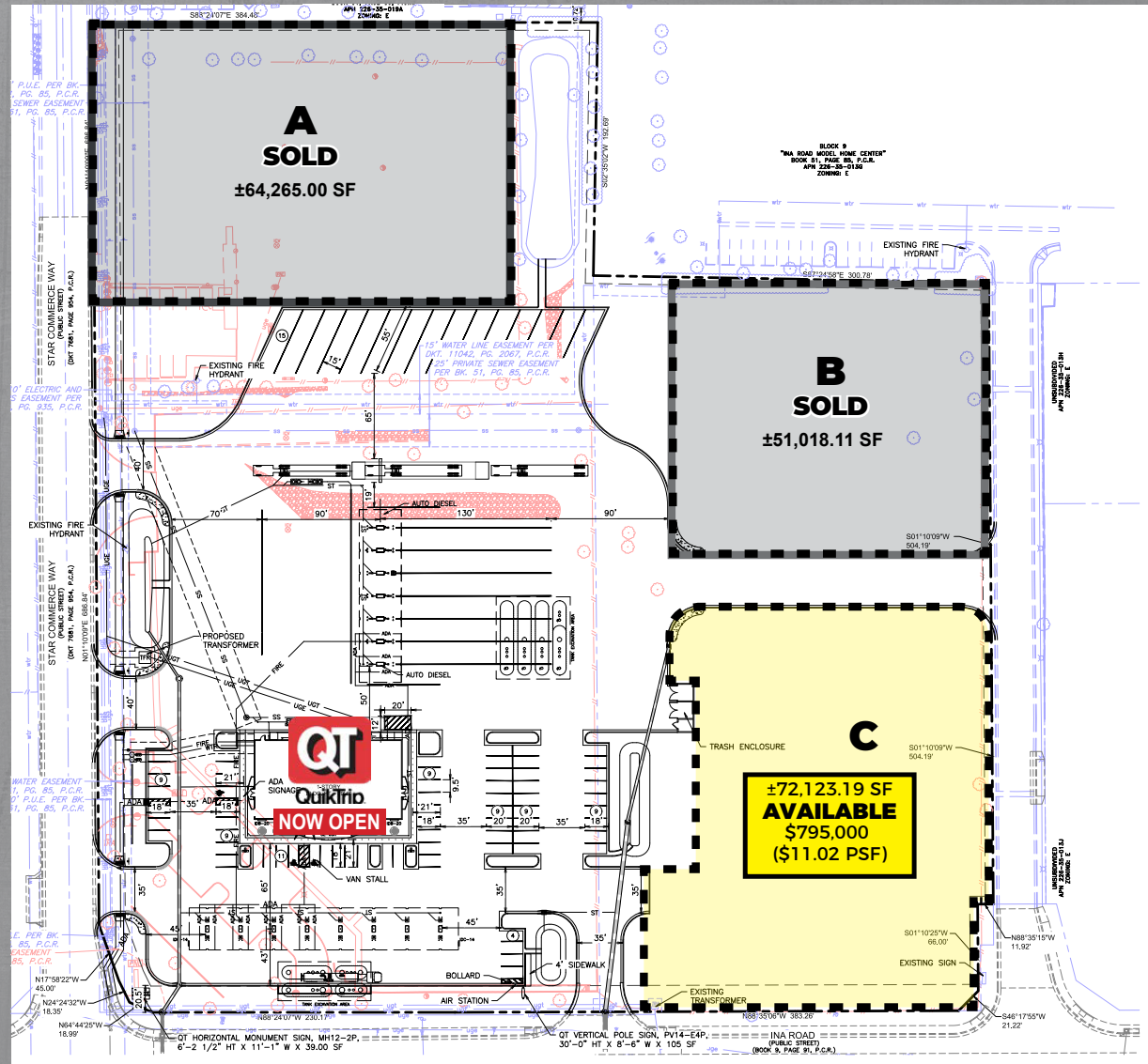
W ±13,266 VPD (EB/WB)



Sports Park Tucson

SITE PLAN

	TENANT	SIZE (SF)	PSF
A	SOLD	±65,265 SF	\$10
B	SOLD	±51,018 SF	\$10
C	AVAILABLE	±72,123 SF	\$11.02



AERIAL



DEMOGRAPHICS

2024 ESRI ESTIMATES



	1-Mile	3-Miles	5-Miles
2024 Total Population	3,890	54,183	118,046
2029 Total Population	4,156	56,858	121,215



	1-Mile	3-Miles	5-Miles
2024 Households	1,550	22,109	47,724
2029 Households	1,749	23,894	50,315



	1-Mile	3-Miles	5-Miles
Average HH Income	\$104,663	\$104,486	\$110,716
Median HH Income	\$86,052	\$84,399	\$87,075



	1-Mile	3-Miles	5-Miles
Housing Units	1,619	23,479	50,625
Owner Occupied	79.2%	68.0%	70.8%
Renter Occupied	16.5%	26.2%	23.5%
Vacant	4.3%	5.8%	5.7%



	1-Mile	3-Miles	5-Miles
Total Daytime Pop	5,370	46,856	103,109
Workers	3,475	20,859	43,474
Residents	1,895	25,997	59,635

**FOOD AWAY FROM HOME
SPENDING OVER**

\$171M

WITHIN 5-MILES



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