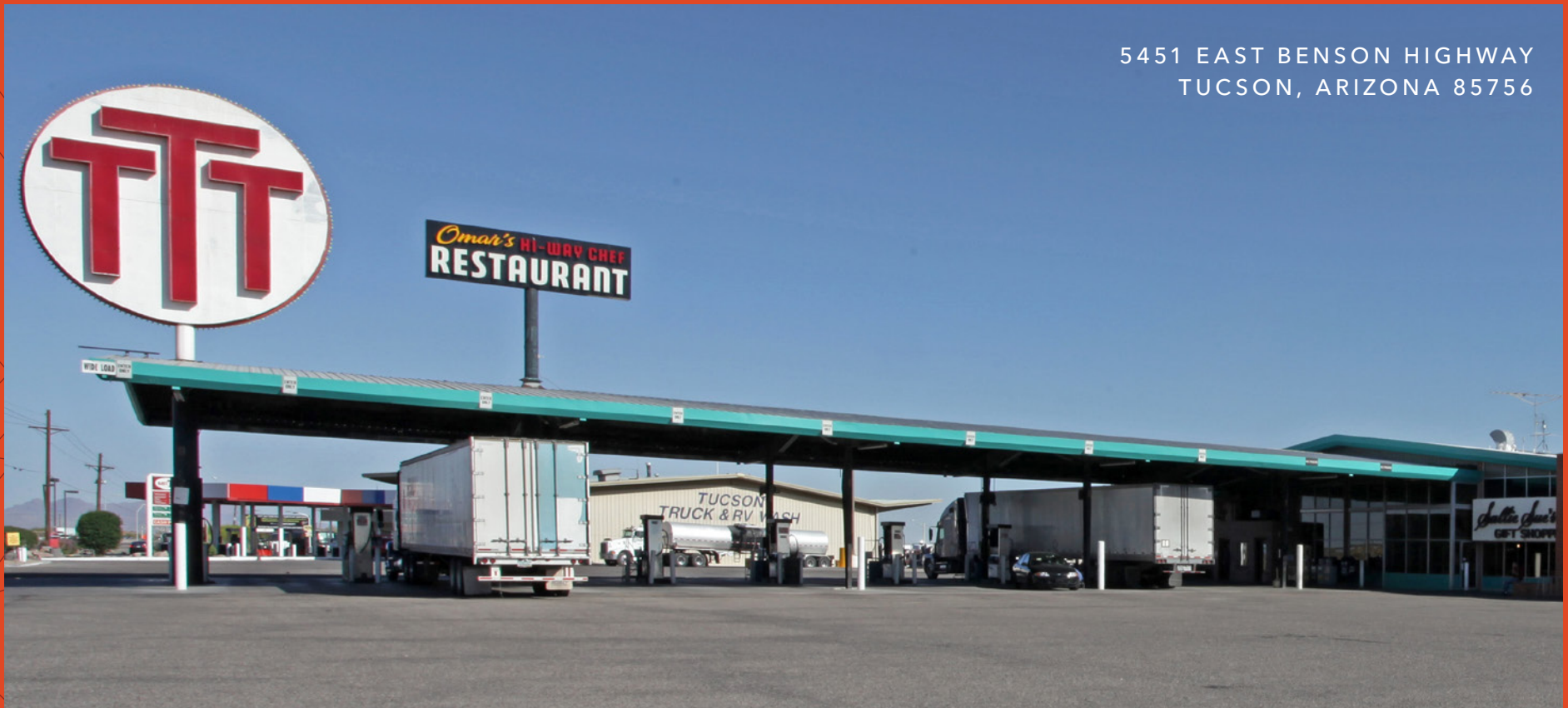


TTT TRUCK STOP

*±11.09 Acre premier investment
opportunity located in Tucson, AZ*



5451 EAST BENSON HIGHWAY
TUCSON, ARIZONA 85756



CALL

BROKER FOR PRICING

±35,145

PROPERTY NRSF

±11.09

PROPERTY ACREAGE

PILOT

1.2 million visitors per year, ranking in the top 98% of Pilot Travel Centers nationwide according to Placer.ai

PROPERTY INFORMATION

ADDRESS	5451 East Benson Highway, Tucson, Arizona 85756	
NRSF	Travel Center With Restaurant	±20,262 SF
	Tire Storage Building	±1,344 SF
	Truck Wash (Leased)	±4,972 SF
	Mr. T's Gas/Convenience Store	±8,567 SF
	Total	±35,145 SF
YEAR BUILT	1965 / Underground Storage Tank (2023)	
LAND AREA	483,080 SF (11.09 AC)	
AMENITIES	Full Service Restaurant & Bar, Oil & Tire Service, CAT Scale, Overnight Parking, 11 Motel Rooms, 12 Showers	
ZONING	C-2, City of Tucson	

PROPERTY HIGHLIGHTS

Independently owned and operated since 1954

Well located on Interstate 10 and Benson Highway. Adjacent to very busy Pilot Travel Center and Freightliner dealership

On site amenities include 20,000 SF travel center (with extensive truck store) including full service restaurant, a tire storage building, a truck wash (leased), a vacant convenience store, Oil & Tire Bay, onsite hotel and certified CAT scales

11.09 Acres

Future ADOT three lane road to intersect The Property

Redevelopment opportunity

New underground 30,000 gallon diesel tank (2023) and 6,000 gallon DEF underground storage tanks (2023)

PROPERTY OPPORTUNITES

No retail gas/only commercial diesel

C Store & restaurant sales opportunity

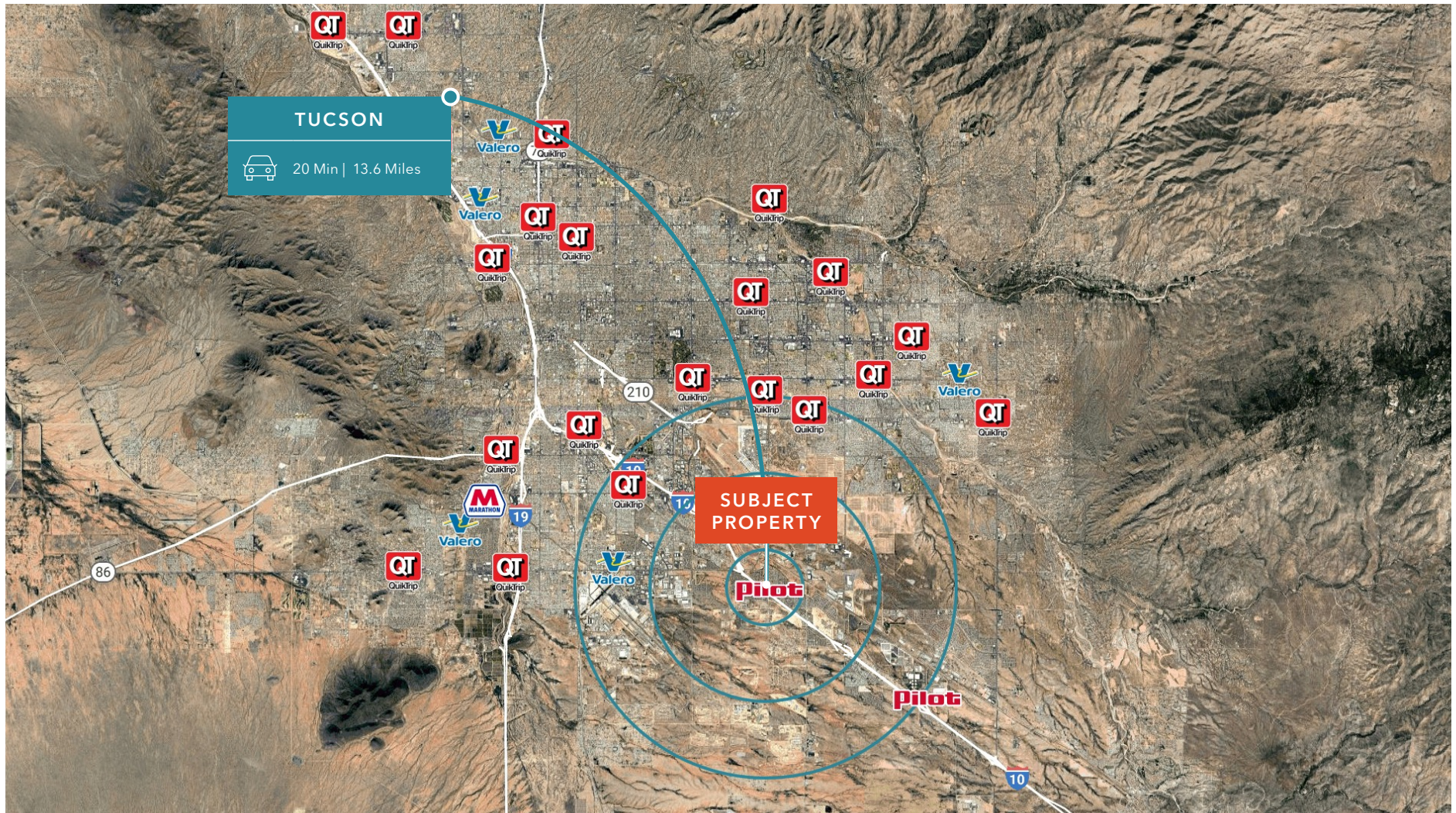
Independent - unbranded fuel

Great redevelopment opportunity

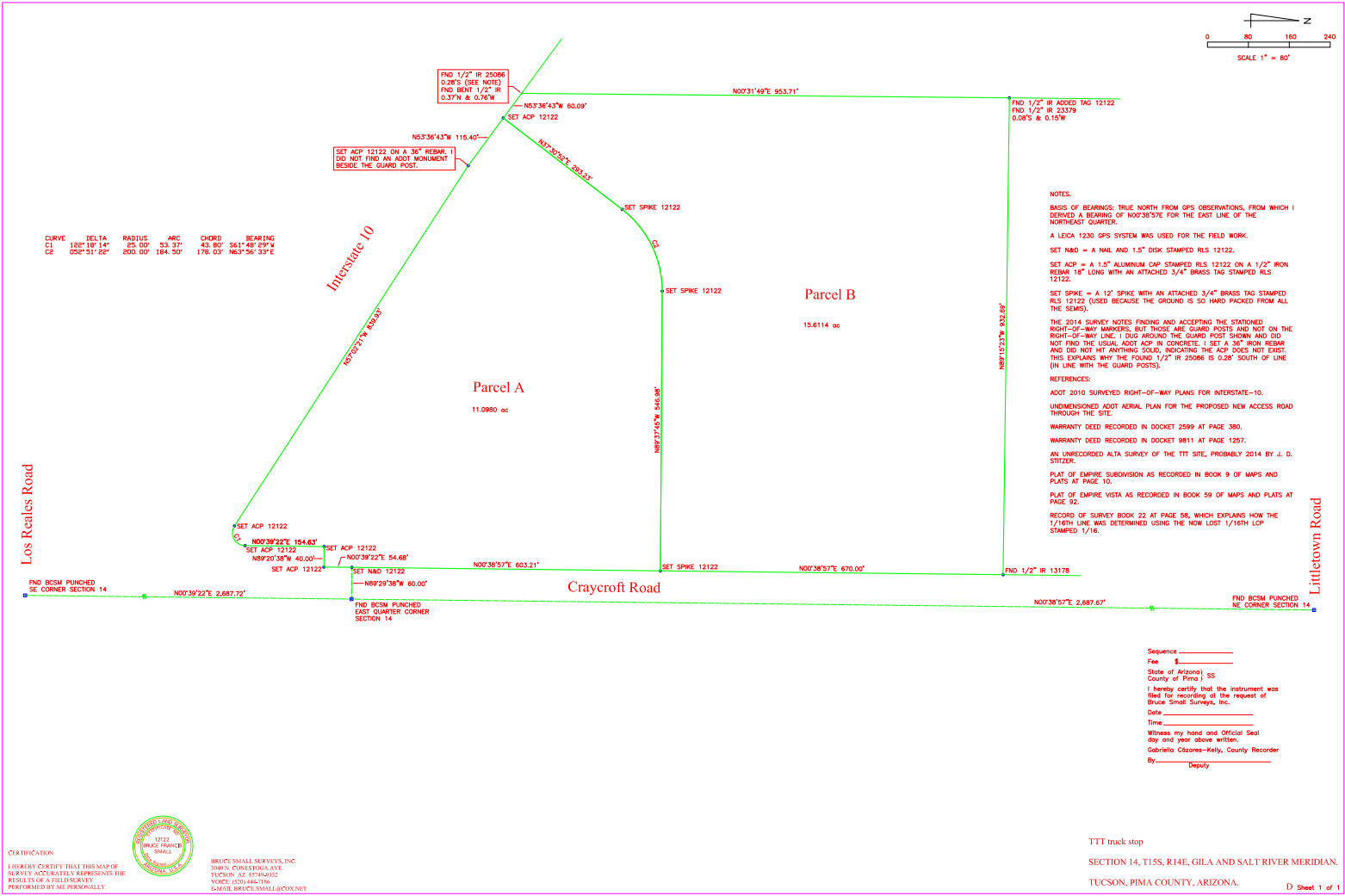


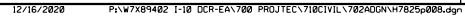


OVERVIEW MAP



RECORD OF SURVEY







TTT TRUCK STOP

*For more information on
this property, please contact*

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