



Tuscan Village A newly constructed property in one of the fastest growing NW Tucson communities and trade areas. Divisible to 1,895 SF.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# Site Photos



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## Join Walgreens, Persian Room and Saguaro Aquatics at Tuscan Village.

- A newly constructed neighborhood in one of the fastest growing NW Tucson communities and trade areas.
- Desirable demographics and household income
- Divisible to 1,895 SF
- \$24.00 PSF for smaller, demised spaces
- \$19.00 PSF for full-building/user

### Location Features

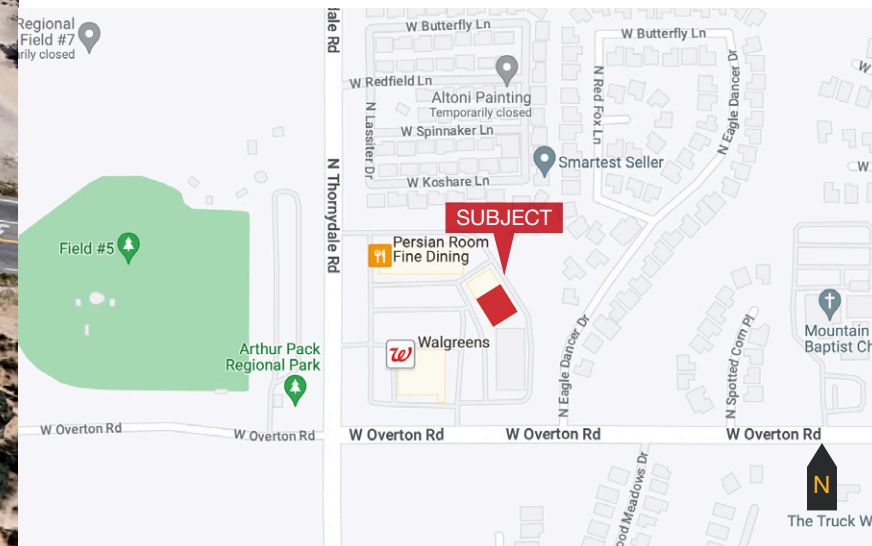
- At the intersection of N. Thornydale and W. Overton Rd
- Across the street from Arthur Pack Park which has a dozen softball/baseball fields, football / soccer fields, basketball

### Demographics

	1 Mile	3 Miles	5 Miles
Median Age:	40.0	40.4	43.5
Population:	8,455	57,227	125,338
Average HH Income:	\$101,320	\$104,511	\$112,088

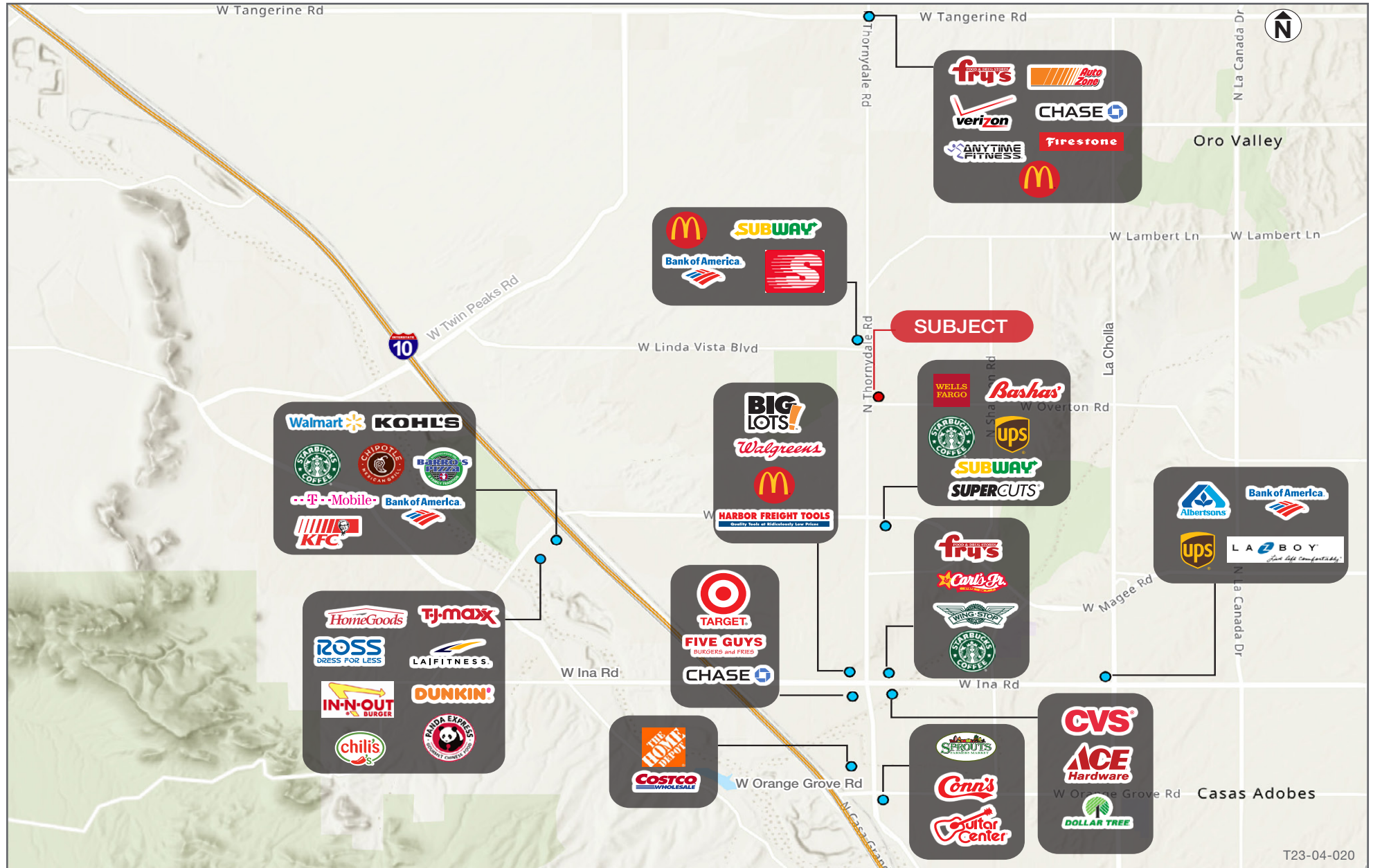
### Traffic Counts

	VPD
W Overton Rd	8,032
N Thornydale Rd	17,996





# Retail Map



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