



Tucson Village A newly constructed property in one of the fastest growing NW Tucson communities and trade areas. Divisible to 1,700 SF.

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Site Photos



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Saguaro Aquatics

Walgreens

PERSIAN ROOM
fine Dining

W Overton Rd
- 8,032 VPD

N Thornydale Rd - 17,996 VPD

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 1,700 SF

Location Features

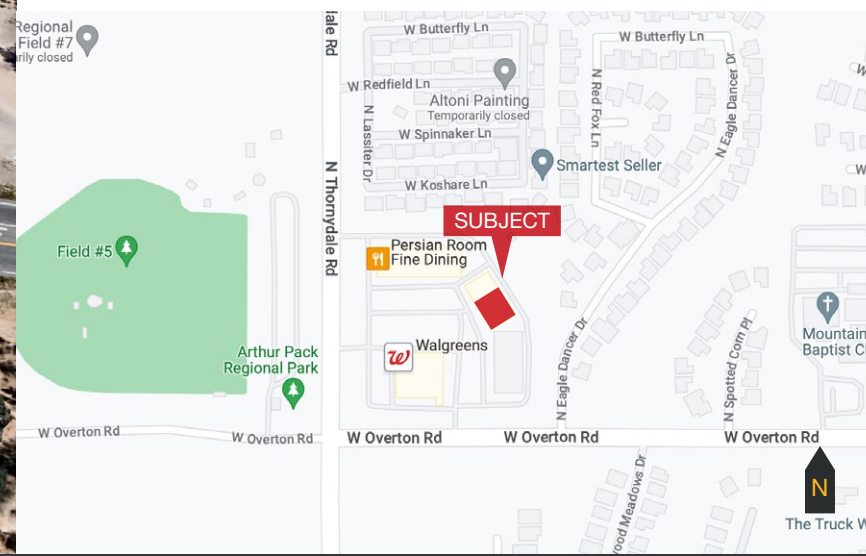
- At the intersection of N. Thornydale and W. Overton Rd
- Across the street from Arthur Pack Park which has a dozen softball/baseball fields, football / soccer fields, basketball courts, playground, and a golf course

Demographics

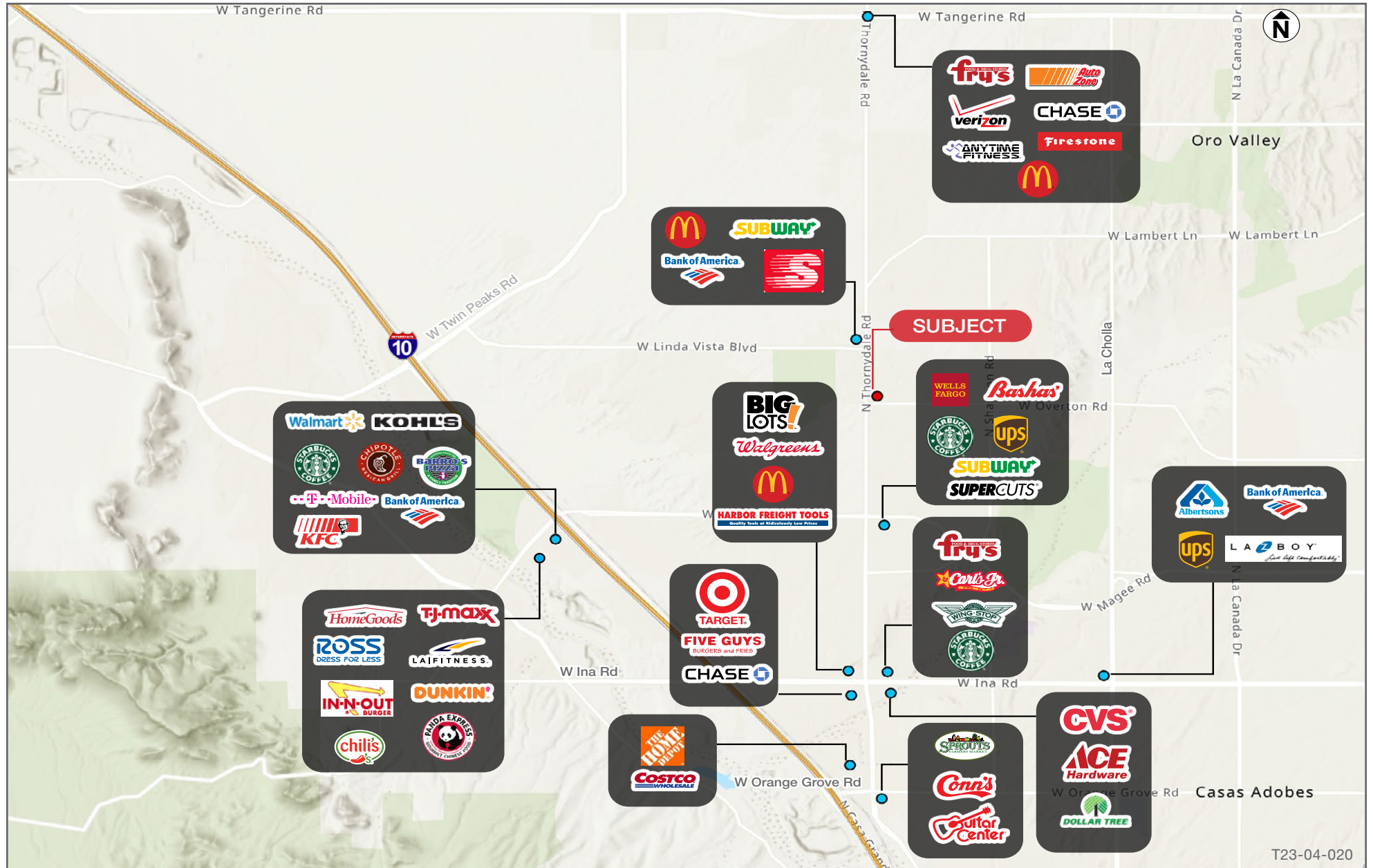
	1 Mile	3 Miles	5 Miles
Median Age:	40.0	40.4	43.5
Population:	8,455	57,227	125,338
Average HH Income:	\$101,320	\$104,511	\$112,088

Traffic Counts

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



Retail Map



T23-04-020