PRIME SPEEDWAY BLVD PAD

3401 E Speedway Blvd | Tucson, AZ 85716

CUSHMAN & WAKEFIELD

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GROUND LEASE

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PROPERTY DETAILS

Parcel Size	27,465 SF – Do Not Disturb Tenants
Parcel No.	122-17-004A
Lease Rate	Contact Agent *(Ground Lease Only)*
Zoning	C-1

HIGHLIGHTS

- Available for ground lease only
- Corner lot location offering high visibility and easy access
- High-traffic corridor surrounded by established retail and dense residential neighborhoods
- Surrounded by strong demographics and robust daytime population

TRAFFIC COUNTS

Speedway Blvd	40,222 VPD (2024)
Country Club Rd	19,179 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	16,379	$83,389	6,189
3 Miles	136,107	$73,740	75,092
5 Miles	278,126	$75,708	170,534

Greg Furrier / Principal / gfurrier@picor.com / +1 520 909 6111
Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

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TRADE MAP