

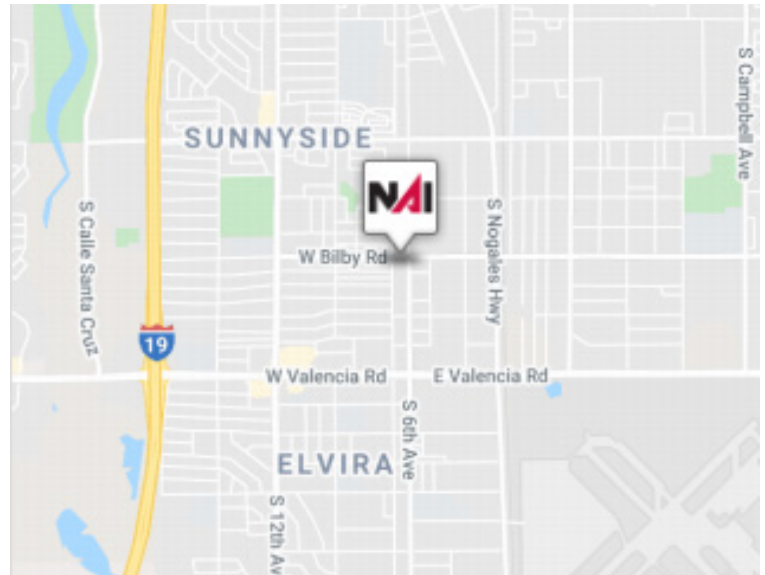


S 6th Ave & W Bilby Rd

(6070, 6130, 6150 & 6190 S 6th Ave & 51 W Bilby Rd)
Tucson, Arizona 85706

Property Features

- C-2 zoning
- Zoning permits a variety of Commercial Uses - the property is located in the Airport Environs which precludes Residential Uses
- 174,000 SF total consisting of 5 parcels:
 - APN# 138-12-0260: 30,000 SF
 - APN# 138-12-0279: 36,000 SF
 - APN# 138-12-0280: 36,000 SF
 - APN# 138-12-0290: 36,000 SF
 - APN# 138-12-0300: 36,000 SF



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	33.00	33.6	34.30
Population:	20,039	98,355	169,876
Average HH Income	\$42,077	\$45,031	\$48,529
Daytime Emp. Pop.	1,978	62,837	91,983
Traffic Counts	VPD		
S 6th Ave:	3,349		
W Bilby Rd	7,969		

For Sale: \$513,000
(\$2.95/SF)

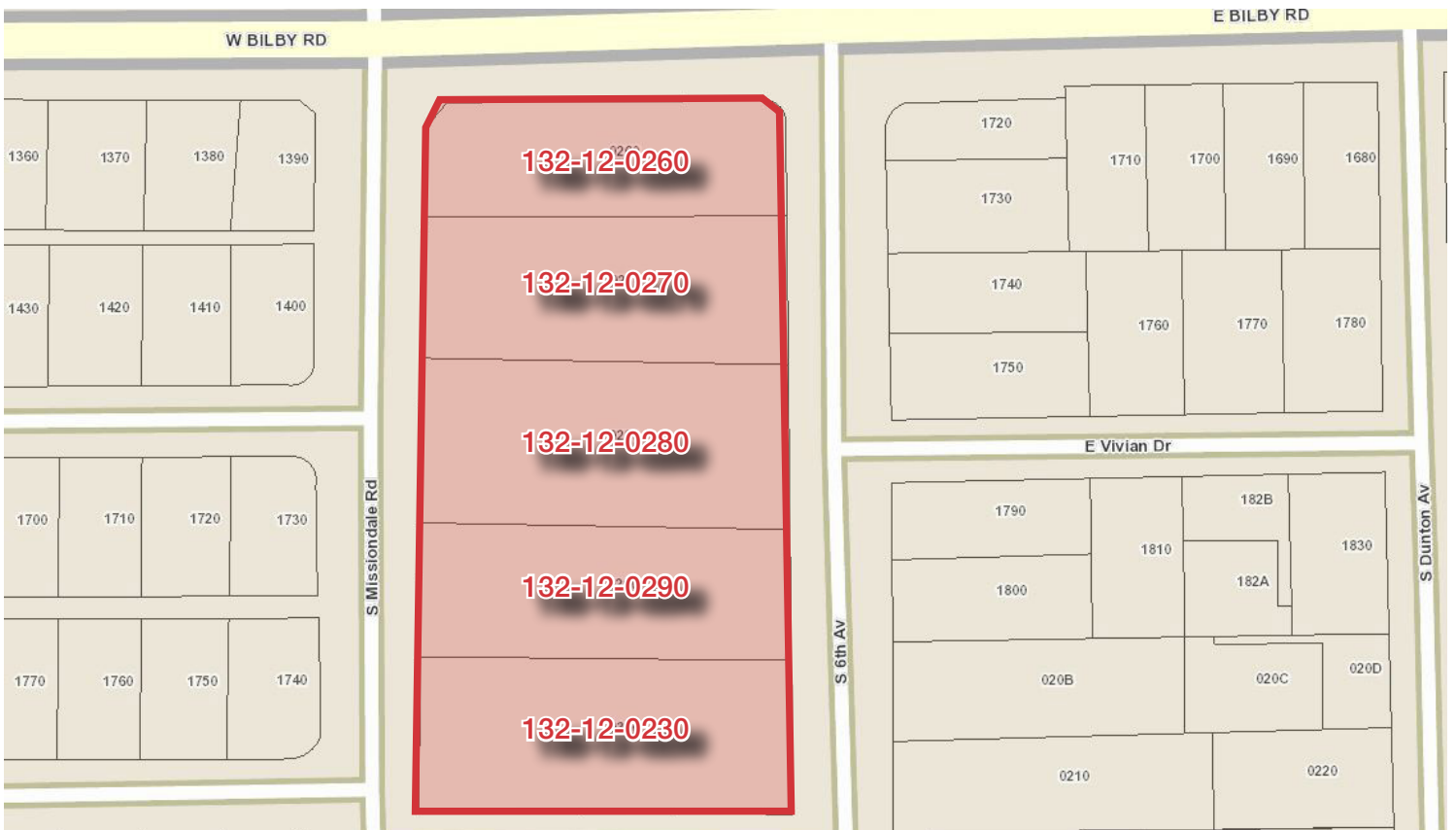
Gordon Wagner

520 398 5130

gordon.wagner@naihonorizon.com

Parcel Map

For Sale
Commercial Land
±4 Acres



Gordon Wagner
520 398 5130
gordon.wagner@naihorizon.com



Aerial Map

For Sale

Commercial Land ±4 Acres

