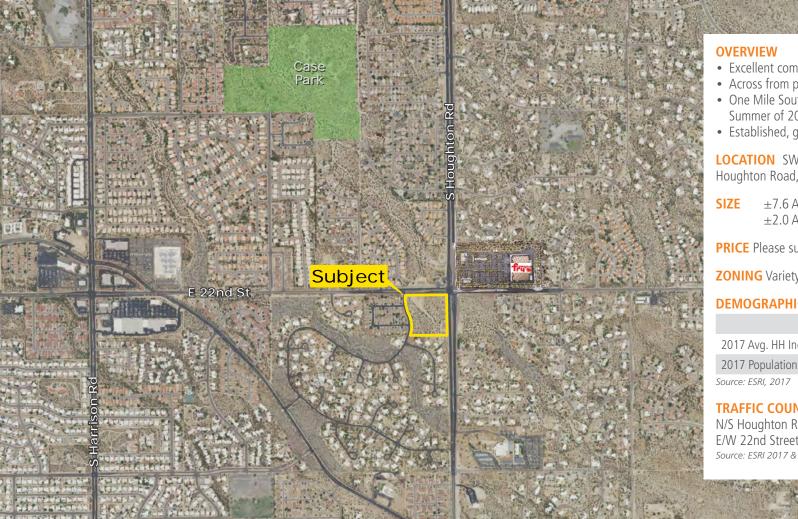
COMMERCIAL/RETAIL PAD(S) AVAILABLE EXCLUSIVE LISTING | SWC 22ND STREET & HOUGHTON ROAD | TUCSON, ARIZONA



- Excellent commercial corner opportunity
- Across from planned Fry's Marketplace
- One Mile South from new Galaxy Theaters opening Summer of 2018
- Established, growing and underserved Eastside

LOCATION SWC of East 22nd Street and South Houghton Road, Tucson, Arizona

±7.6 Acres Gross ±2.0 Acres Net Usable

PRICE Please submit for Owner's consideration

ZONING Variety of commercial uses

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Avg. HH Income	\$85,731	\$70,805	\$67,504
2017 Population	8,741	62,012	143,291
Source: ESRI, 2017			

TRAFFIC COUNTS

N/S Houghton Road: ±19,713 VPD E/W 22nd Street: ±7,755 VPD Source: ESRI 2017 & PAG 2017

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPM06231-7.18.18

REGIONAL MAP

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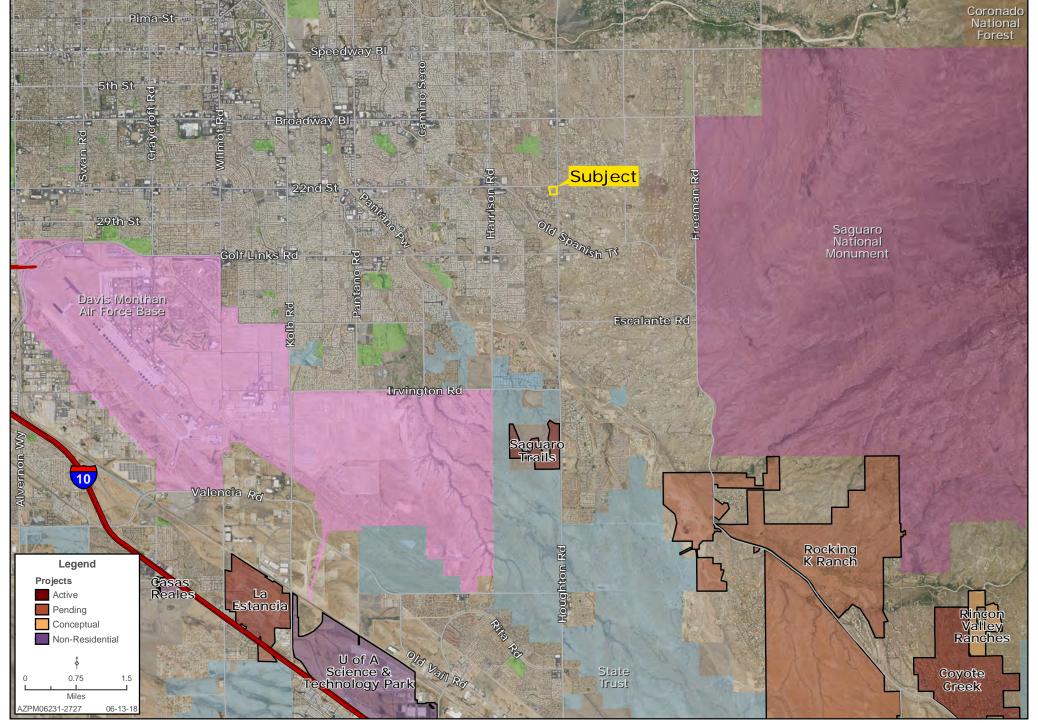




SURROUNDING DEVELOPMENT MAP

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RETAIL MAP

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22ND & HOUGHTON MAP

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FLOODPLAIN MAP

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PROPERTY DETAIL MAP

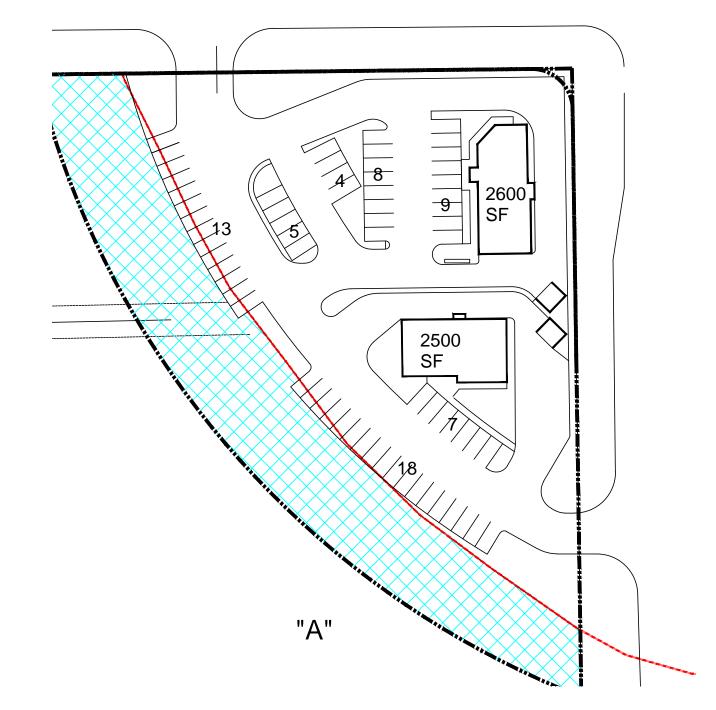
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CONCEPTUAL SITE PLAN A





CONCEPTUAL SITE PLAN C



