

Freeway Interchange Pad Opportunity



Waffle House

SUBJECT

FRONTAGE ROAD

INTERSTATE 10

±148,000 VPD
(SOURCE P.A.G 2008)

±28,370 VPD
(SOURCE P.A.G 2014)

GRANT ROAD



Proposed Conceptual Site Plan

1306 W. GRANT ROAD
TUCSON, AZ 85745

GROUND LEASE, BTS, SALE

QUICK SERVE

FAST FOOD

CONTACT US:

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Property Info:

- **Address:** 1306 W. Grant Road (at Interstate-10)
- **Lot Size:** ±.64 AC or ±27,811 SF (±130.71' X 135.07')
- **Sales Price:** \$619,000
- **Zoning:** I-1, City of Tucson
- **Tax Parcel Number:** 107-07-016F

Property Highlights:

- Freeway signage* + large sign on the north end of parcel
- Located at a major interchange
- Land adjacent to southbound I-10 frontage ramp
- Ingress/egress onto Grant Road
- Looking for fast food, quick-serve and coffee shops

* "Max. height: 48' from freeway grade to top of sign, min. clearance: 4' from grade to bottom of sign."

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Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	9,623	107,913	236,608
Average HH Income	\$37,116	\$44,508	\$56,242

Source: Esri, 2018

Traffic Counts

Grant Road (2014)	28,370
Freeway (2008)	148,000
Total:	176,370

Source: P.A.G 2018

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