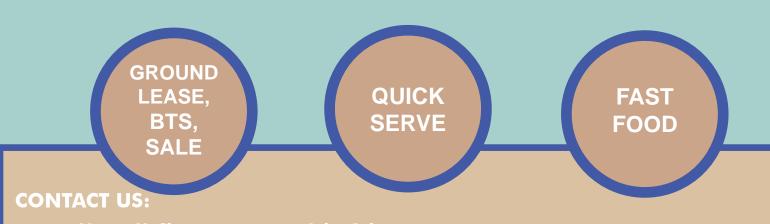


1306 W. GRANT ROAD TUCSON, AZ 85745



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CBRE

Freeway Interchange Pad Opportunity



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."



Freeway Interchange Pad Opportunity



Demographics

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

Source: Esri, 2018

Traffic Counts

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

Source: P.A.G 2018

For more information contact:

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