



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

[www.tucsonrealty.com](http://www.tucsonrealty.com)

FOR SALE



## Retail Development Site

9575 E. Speedway Blvd, Tucson, Arizona

NEC Speedway Blvd. & Harrison Road

### Features:

- Location: NEC Speedway Blvd. & Harrison Road, Tucson, AZ
- Sales Price: \$682,000 (\$5.96 PSF)
- Property Taxes: \$14,923.62 (2018)
- Site Size: Approximately 114,436 SF (2.63 acres)
- Cell Tower (20' x 20') is **not** included in the sale.
- Tax Parcel Number: 133-03-3950
- Zoning: C-1, City of Tucson
- Traffic Counts:  
Speedway Blvd: 17,403 VPD (2018)  
Harrison Rd: 6,665 VPD (2018) (CoStar 2019)
- Flood Zone: According to FEMA maps, this property is not in the 100-year flood plain.

## \$682,000

(\$5.96 PSF)

Demographics*	1-Mile	3-Mile	5-Mile
Est. Pop. (2018):	10,104	67,968	158,258
Est. Avg. HH Income (2018):	\$58,832	\$53,255	\$52,988

\*Source - CoStar

Exclusively Represented by:

**Tucson Realty & Trust Co.**

**Hank Amos**

Office 520-577-7000

**Pat Darcy**

Retail Division Head

Office 520-618-5324





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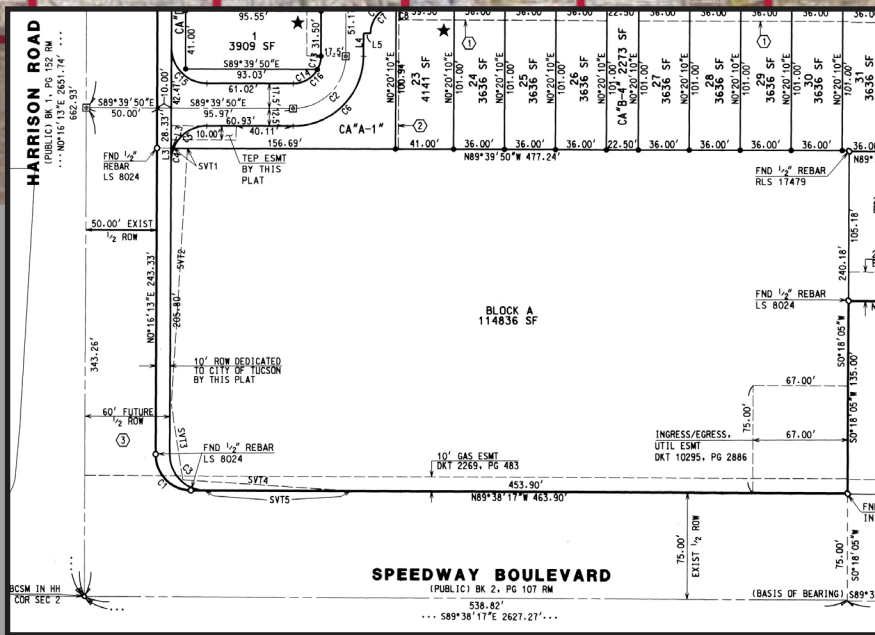
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.