



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

2170 E. Broadway
PAD FOR SALE
Dollar Tree/AutoZone
Retail Plaza



SALE PRICE: \$70,000

Property Highlights:

- Gateway to Downtown Tucson from Tucson's eastside
- Excellent retail/industrial use opportunity on busy East/West corridor, Broadway Blvd.
- Near the University of Arizona, El Con Mall, Randolph Golf Course, Reid Park
- Approved Development Plans (1/2017) for a 3000 sq ft single story building.
- Rare Retail PAD location between Dollar Tree and AutoZone in the central part of Tucson on Broadway with industrial use applications.
- Utilities to lot line / existing water meter (1 1/2 inch waterline)

Property Details

Site: Retail Building PAD with approved development plan (1/2017)

- 3000 square foot - single story building
- 6000 square foot - two story building

Address: 2170 E. Broadway Blvd., Tucson, AZ 85719

Price: \$70,000

Tax Parcel No.: 129-04-158G

Zoning: I-1, City of Tucson (Retail and/or Industrial Use)

2019 Taxes: \$2,477.94

Exclusively Represented by:

Frank Arrotta

C: 520-465-5291

O: 520-577-7000

Tucson Realty & Trust Co.

333 N Wilmot Rd., Suite 340
Tucson, AZ 85711

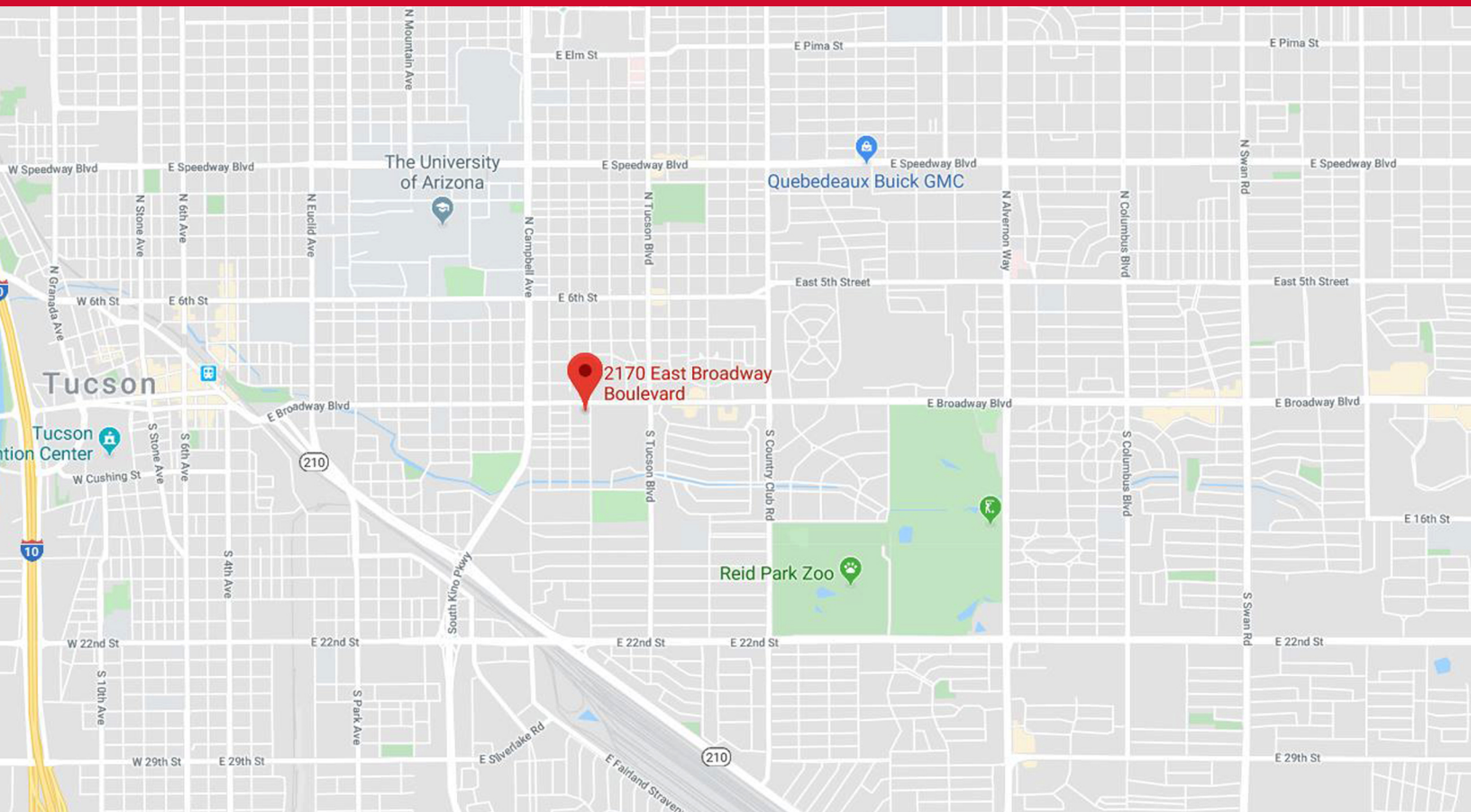
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Broadway Improvement Project from Euclid to Country Club is currently in the design phase. The improvements to the two-mile section of Broadway Blvd. include widening to six lanes with bike lanes, sidewalks, and landscaping. Construction is not anticipated until 2018. Go to www.broadwayboulevard.info/home for updates.

Demographics*

* Source: CoStar 2019	1-Mile	3-Mile	5-Mile
Est. Pop.:	14,036	129,550	321,327
Est. Avg. HH Income:	\$41,505	\$32,019	\$32,861
Daytime Employment:	45,994	122,041	229,919

Traffic Counts:

Broadway: 42,072VPD (CoStar 2019)

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