

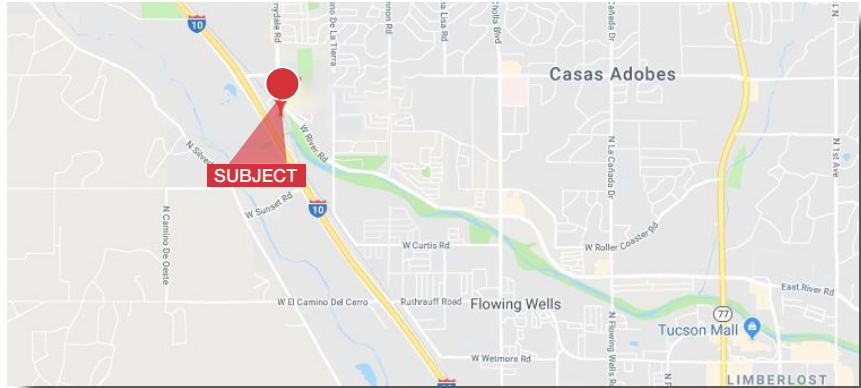
For Sale
**Last Industrial
 Lot Available**

**Orange Grove
 & I-10 Plaza**
 Tucson, AZ 85741

Property Features

- Great northwest location
- ± half acre industrial lot
- Zoning: LI (Light Industrial Marana)
- Off sites, curb/gutter/side-walk, electricity, gas, sewer, streets, water
- Lots A, B, C & D already sold!

For Sale: \$6.50/SF

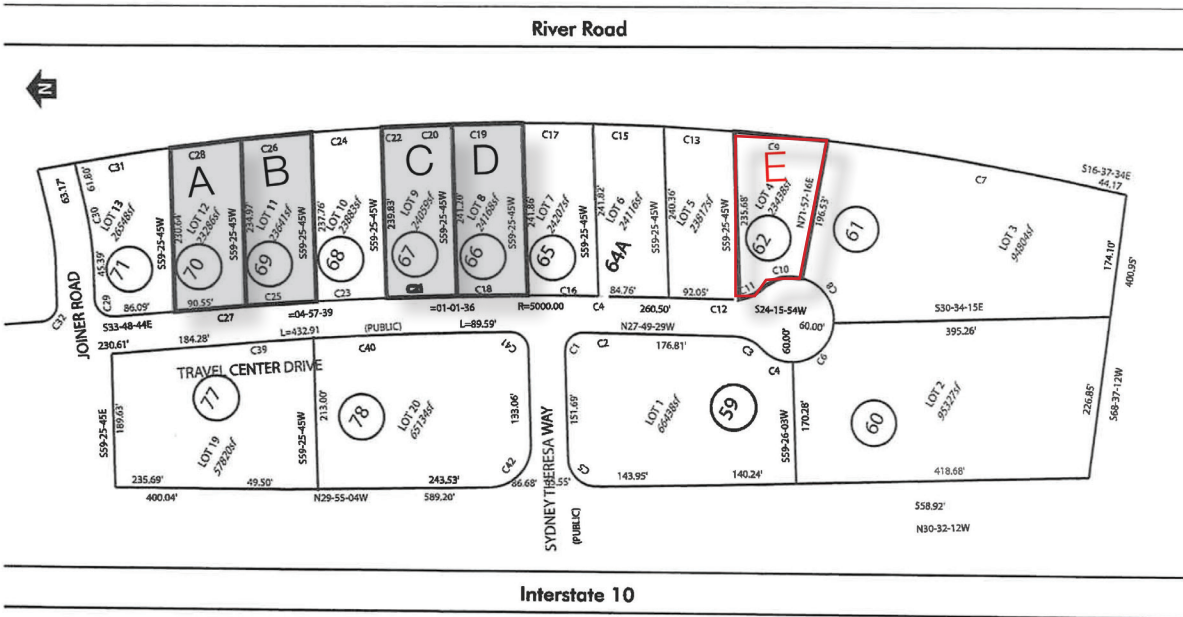


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Site Plan

For Lease
Orange Grove & I-10 Plaza



LOT	SIZE (ACRES)	PRICE	APN
A	±0.53	SOLD	101-06-700
B	±0.54	SOLD	101-06-0690
C	±0.55	SOLD	101-06-0670
D	±0.55	SOLD	101-06-0660
E	±0.54	\$152,347 (\$6.50/SF)	101-06-0620

Area Demographics

For Lease
Orange Grove & I-10 Plaza

	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Estimated Population	5,415	54,876	126,960
2024 Projected Population	5,525	56,775	130,848
2019 Estimated Median Age	37.20	39.30	40.70
2019 Estimated Average Age	38.20	39.60	40.60
HOUSEHOLDS			
2019 Estimated Households	2,137	21,496	51,574
2024 Projected Households	2,189	22,203	53,111
2019 Est. Median Household Income	\$44,537	\$57,462	\$56,496
2018 Est. Average Household Income	\$59,224	\$71,997	\$73,120

