

Freestanding Building for Sale

1938 South 6th Avenue, South Tucson, AZ



**Bank
Owned**

PROPERTY

Building Size:	2,604 SF
Land Size:	3,054 SF
Zoning:	SB1 (South Tucson)
Construction Year:	1952
APN:	118-23-1000
Price:	\$170,000

HIGHLIGHTS

- Adjacent to Walgreens and Circle K
- High density area
- Freestanding building with direct frontage on 6th Avenue
- Open floor plan; highly adaptable

DEMOGRAPHICS

(2017 estimates)	1 Mile	3 Miles	5 Miles
Population	11,989	106,551	276,151
Avg. HH Income	\$41,881	\$48,474	\$51,616
Total employees	6,879	101,685	161,966

Source: Applied Geographic Solutions/TIGER Geography, Oct. 2017

TRAFFIC COUNTS

6th Avenue 15,423 avg. cars per day (2017)

Source: Pima Association of Governments, Transportation Data Management System

Exclusively represented by

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