



HIGHLIGHTS

- 2880 West Drexel Road – the going home side of the street at the lighted intersection of Cardinal Avenue and Drexel Road.
- Approximate Building Size: ±2,400 SF
- Approximate Parcel Size: ±17,000
- Lease Rate: \$2,500 per month, triple net
- Sale Price: \$320,000. Owner will consider a seller carry-back mortgage to a qualified purchaser.
- 2017 Taxes: \$3,817.62
- Zoning: CB-1 (Pima County)

DEMOGRAPHICS

(2017 estimates)

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	7,398	58,609	147,380
Avg. HH Income	\$60,099	\$51,413	\$46,578
Total employees	730	8,520	33,057

Source: Applied Geographic Solutions/TIGER Geography, April 2017

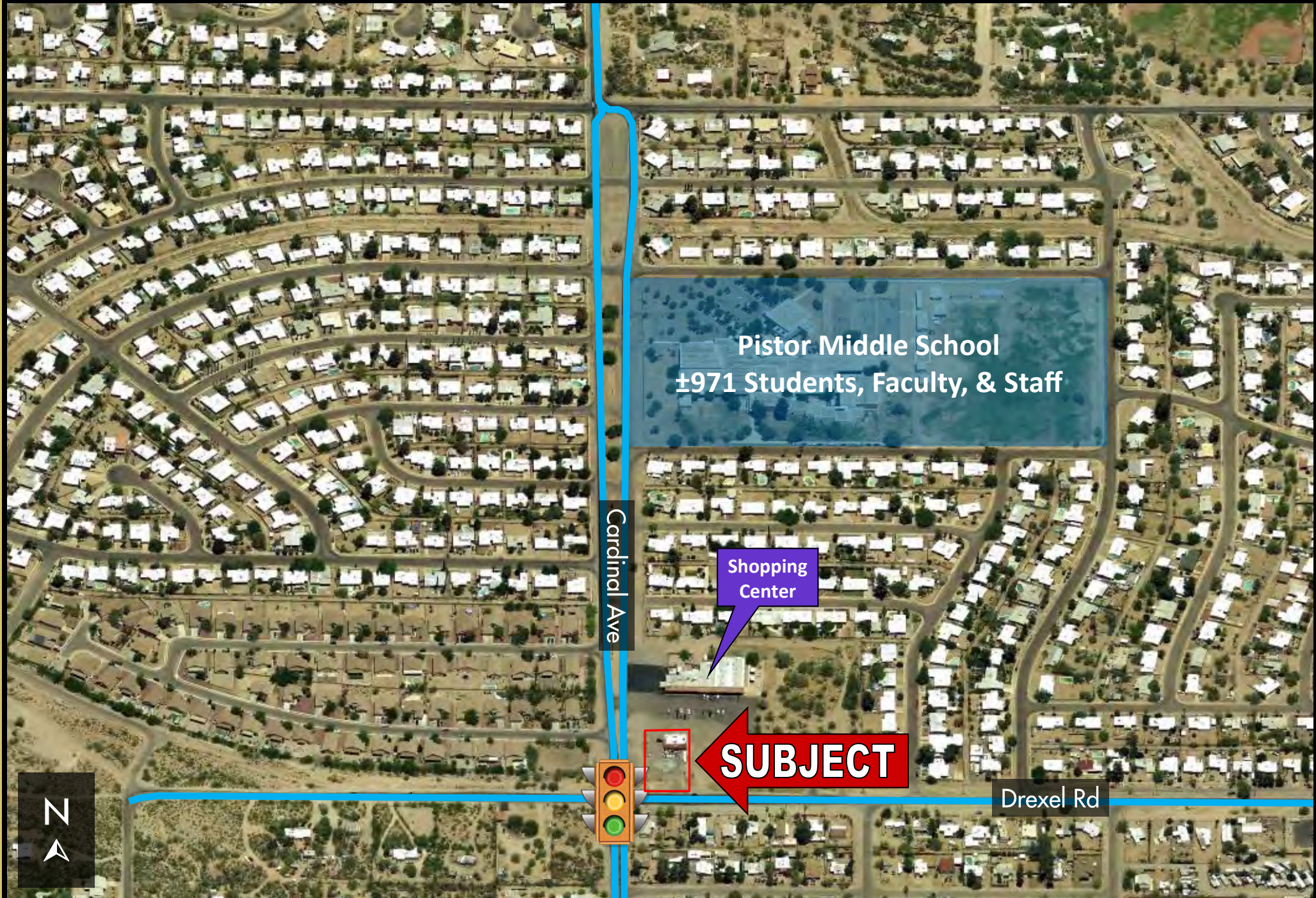
TRAFFIC COUNTS

Drexel Rd:	8,001 acpd (2014)
Cardinal Ave:	11,565 acpd (2017)
Total:	19,566 acpd

Source: Pima Association of Governments, Traffic Volumes Database and Transportation Data Management System

Exclusively represented by

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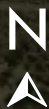
Pistor Middle School
±971 Students, Faculty, & Staff

Shopping
Center

SUBJECT

Cardinal Ave

Drexel Rd



Cardinal Ave

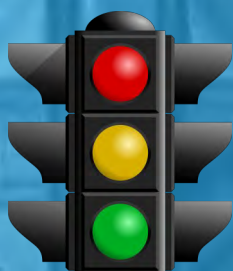
SITE

FORMER



Proposed New Monument Sign

Proposed New Monument Sign



Drexel Rd

