

## Freestanding Building for Sale

4556 South 6th Avenue, Tucson, AZ



### PROPERTY

Sales Price: \$89,000 (\$82/SF)  
 APN: 120-08-1660  
 Land Size: 6,325 SF\*  
 Building Size: 1,088 SF\*  
 Zoning: C-2

**Please do not disturb tenant.**

\*Source: Pima County Assessor

### DEMOGRAPHICS

(2016 estimates)	1 Mile	3 Miles	5 Miles
Population	16,147	119,815	213,002
Avg. HH Income	\$33,215	\$39,057	\$44,924
Total employees	9,433	44,692	133,129

Source: Applied Geographic Solutions/TIGER Geography, October 2016

### TRAFFIC COUNTS

6th Avenue 19,631 avg. cars per day (2014)

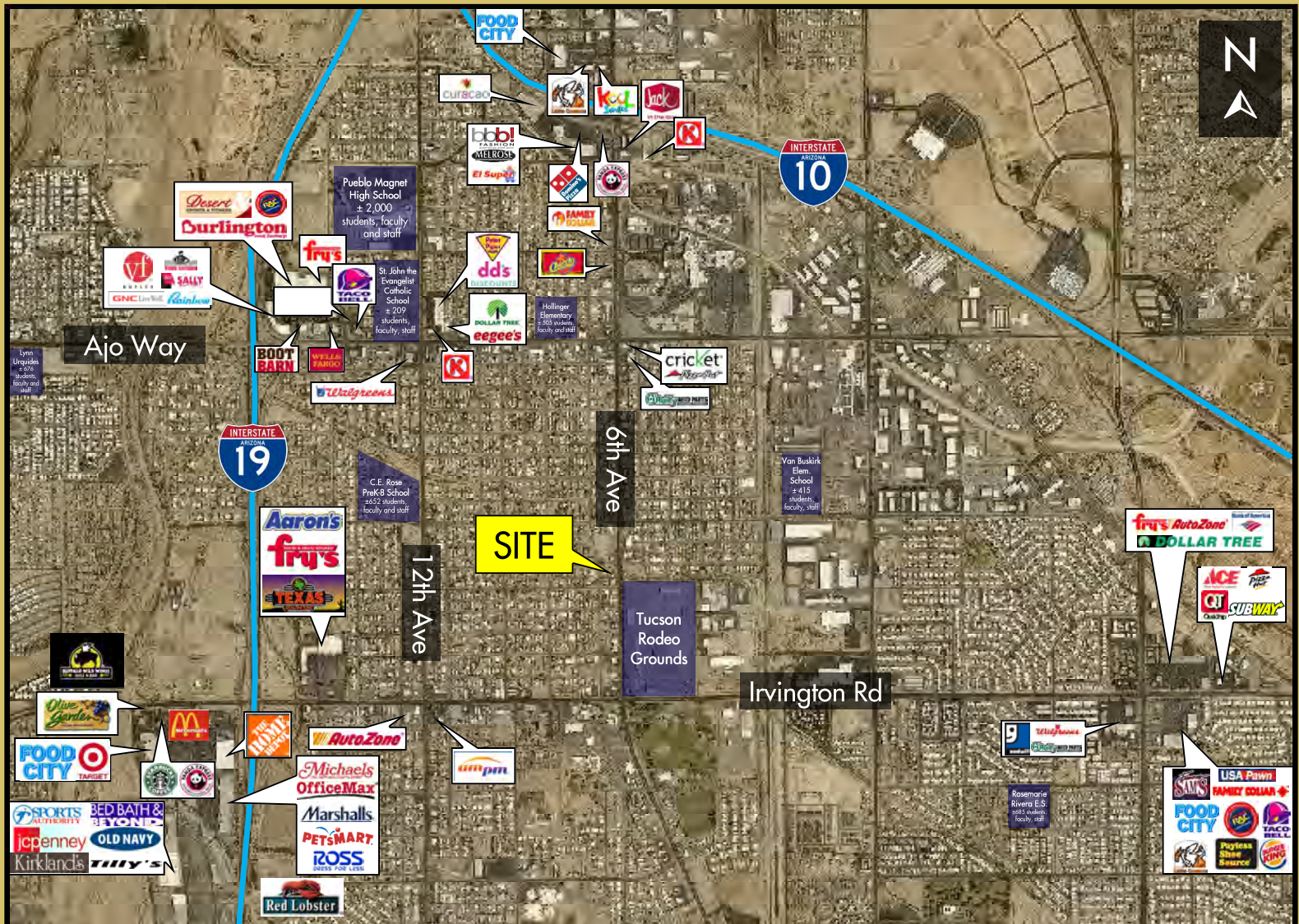
Source: Pima Association of Governments, Traffic Volumes Database

Exclusively represented by

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Not to scale - for illustration only. All sizes, dimensions, parcel boundaries, and locations of the buildings, parking, entrances and common areas shown are approximate and should be verified by Tenant.