

Prime Commercial In-Fill in Central Tucson Restaurants, Shops, Pad 4741 East Broadway Boulevard, Tucson, AZ



HIGHLIGHTS

- 2 acres to be redeveloped midtown—great location for retail, restaurant, and services uses.
- Zoning: C-1
- Plenty of parking and full turn movement to east entrance
- Lots of visibility
- Broadway/Swan is key intersection from east/west and north/south

TRAFFIC COUNTS

Broadway Blvd 44,010 avg. cars per day (2014)
Swan Rd 28,276 avg. cars per day (2013)

Source: Pima Association of Governments, 2012 Traffic Count Map

DEMOGRAPHICS

(2016 estimates)

	1 Mile	3 Miles	5 Miles
Population	13,863	122,408	280,125
Avg. HH Income	\$60,636	\$51,396	\$51,946
Total employees	13,727	84,084	198,261

Source: Applied Geographic Solutions/TIGER Geography, April 2016

High density for both daytime and residential populations

Exclusively represented by

BRENNA LACEY

brennalacey@volkco.com

520.326.3200



Location captures traffic from both Park Place Mall and El Con Mall

Existing 10,000 SF building has unique redevelopment potential—beautiful architectural features (soaring ceilings, wood buttresses, brick walls)

