

Shops at Thornydale

Adjacent to Costco Plaza · NW Tucson Trade Area



**BANK-OWNED
PROPERTY
PRICE
REDUCTION!**

Exclusively represented by
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JOIN:



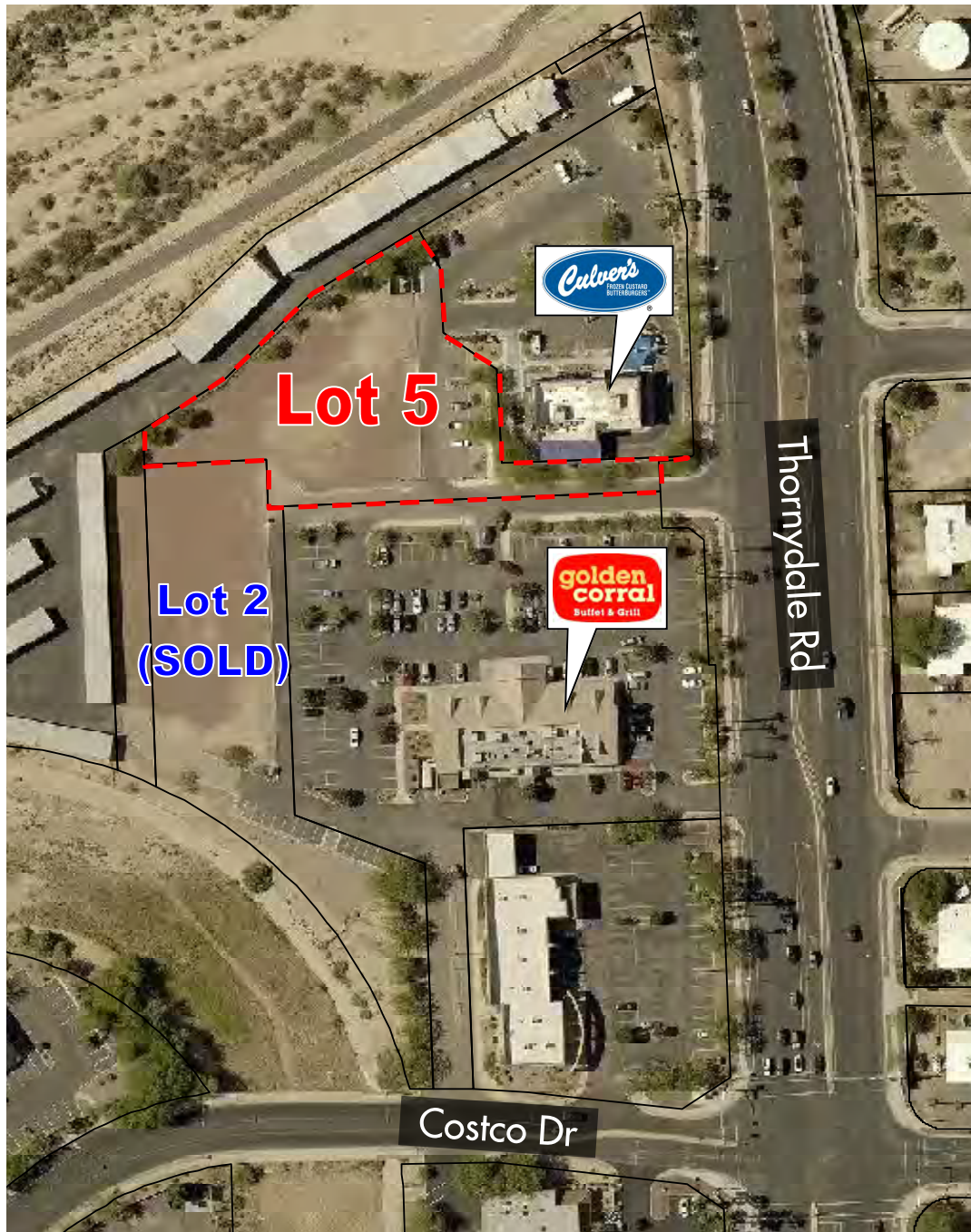
COMMERCIAL LAND FOR SALE:

	Lot 2	Lot 5
Land Size:	47,810	43,574
Proposed Bldg SF:	11,000	7,000
Tax Parcel #:	101-05-1140	101-05-1170
Price:	\$240,000 \$187,000 SOLD	\$240,000 \$187,000 \$179,900 \$169,900 \$159,900

HIGHLIGHTS:

- Rough graded.
- One-mile trade area home to over 2 million square feet of established retail. Notable retailers in trade area include: Home Depot, Lowe's, Costco, Petco, Sportsman's Warehouse, and Target.
- Thornydale widened to six lanes.
- Zoned HI with restrictions, allowing a wide range of retail uses.

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.



TRADE AREA HIGHLIGHTS:

TRAFFIC COUNTS

Thornydale Road: 32,407 average cars per day (2016)

Source: Pima Association of Governments Transportation Data Management System

DEMOGRAPHICS

2017 Estimates	1 Mile	3 Miles	5 Miles
Population:	8,051	55,378	127,980
Avg. HH Income:	\$63,228	\$69,445	\$72,470

Source: Applied Geographic Solutions/TIGER Geography, April 2017

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. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.