

DRIVE THRU PAD

SWC Speedway & Main – Tucson, AZ

LAST PAD BTS OR GROUND LEASE
Zoning C-3, City of Tucson



SUBJECT **tropical CAFE**
SMOOTHIE
PLANNED

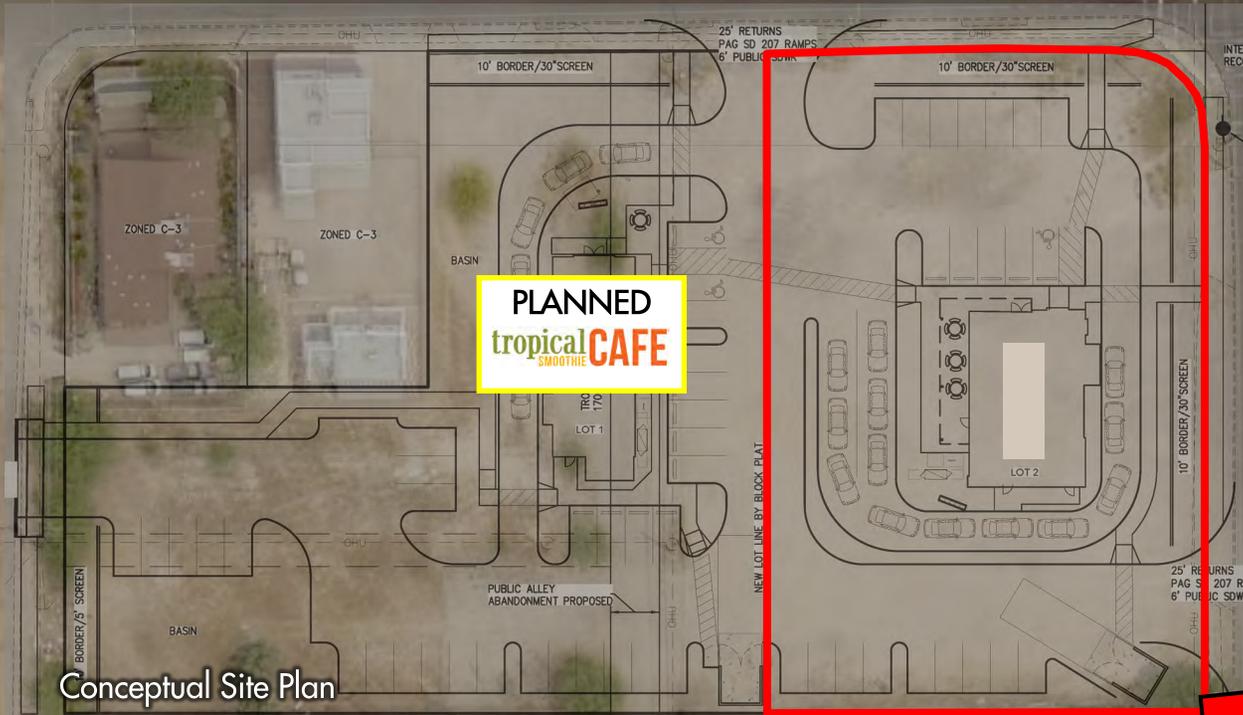
Exclusively Represented by
JERAMY PRICE
520.441.4771
jprice@volkco.com

Traffic Count Source: *ADOT
**Regis Sites USA

Offered by purchaser who is under contract to acquire the property.

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. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.

Speedway Blvd - 39,402 AADT



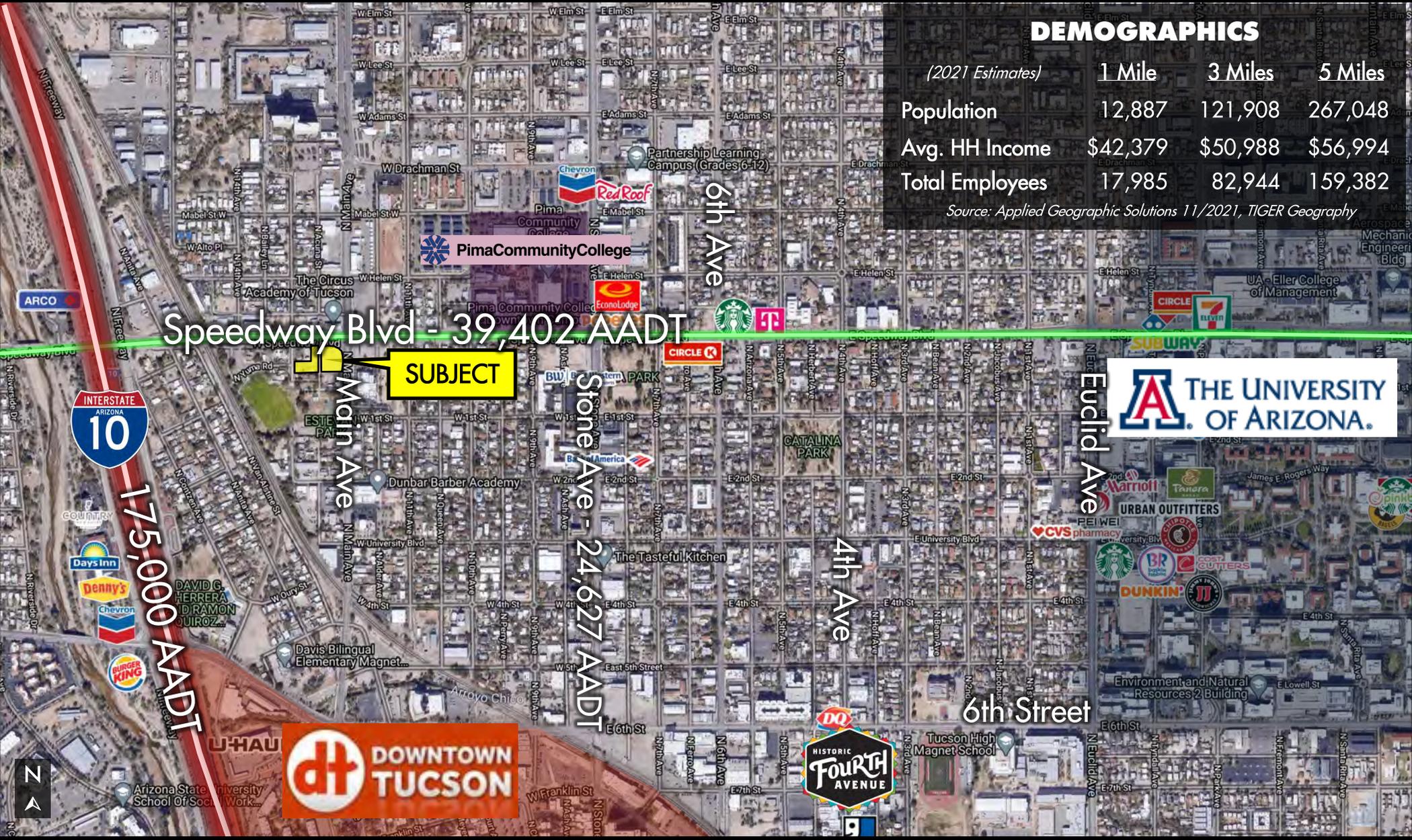
Conceptual Site Plan

Main Ave – 9,031 AADT

SUBJECT

HIGHLIGHTS

- Hi profile drive thru pad fronting Speedway
- Prominent Hard corner location with excellent visibility and access
- First drive thru pad for east bound traffic off I-10
- Close proximity to UofA and downtown
- 175,000 average cars per day on Interstate 10 and 39,402 average cars per day on Speedway



DEMOGRAPHICS

(2021 Estimates)	1 Mile	3 Miles	5 Miles
Population	12,887	121,908	267,048
Avg. HH Income	\$42,379	\$50,988	\$56,994
Total Employees	17,985	82,944	159,382

Source: Applied Geographic Solutions 11/2021, TIGER Geography

Speedway Blvd - 39,402 AADT

SUBJECT

Stone Ave - 24,627 AADT

175,000 AADT

THE UNIVERSITY OF ARIZONA

dt DOWNTOWN TUCSON