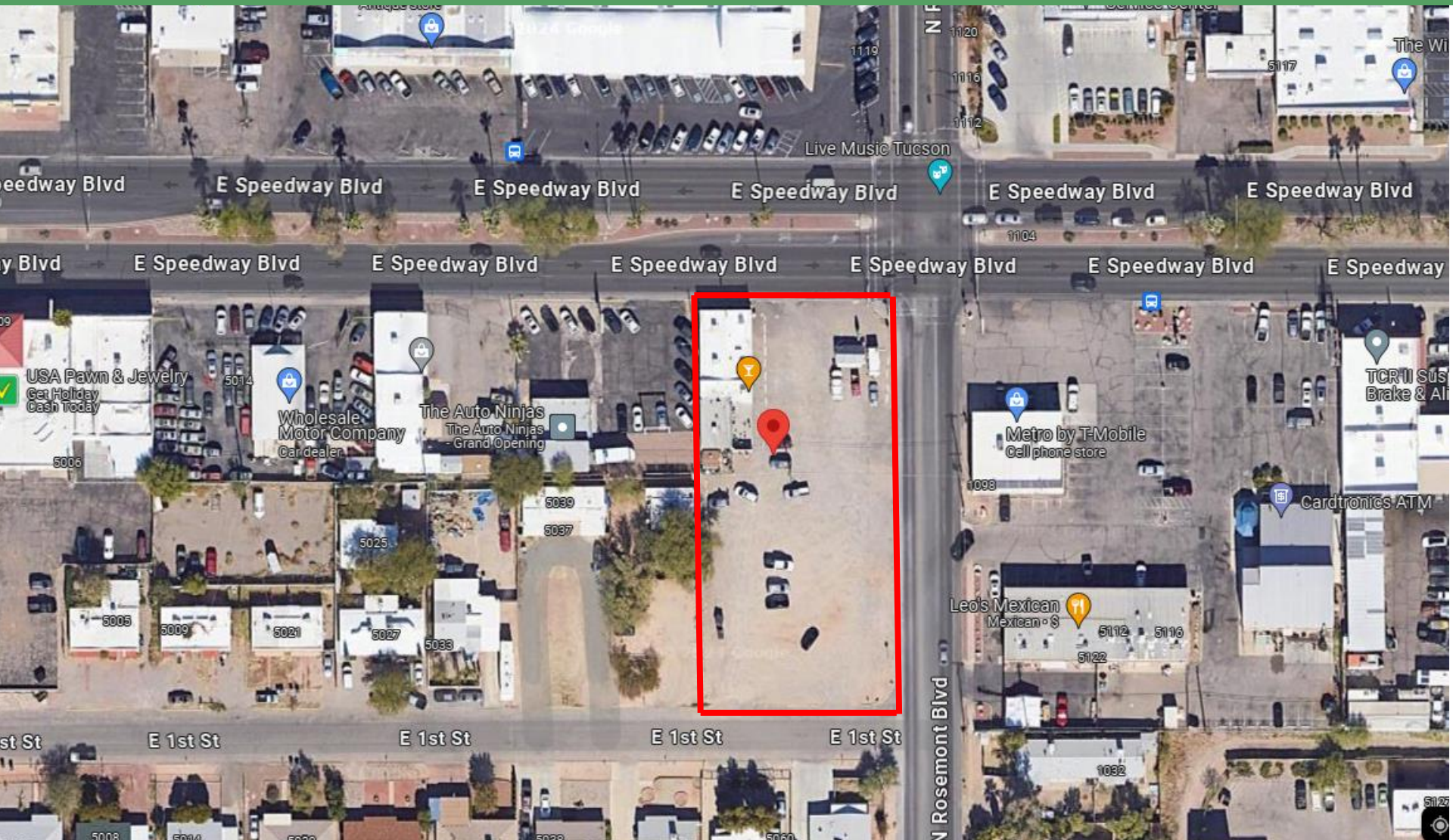


Drive Thru Pad For Sale/Lease | 5050 E. Speedway Blvd. | TUCSON, AZ 85712 SWC of Rosemont and Speedway



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM, SIOR
Principal, Director of
Leasing and Sales
520.296.0200 x218
isaac@larsenbaker.com

Elaina Elliott
Leasing Associate
520.296.0200 x21
elaina@larsenbaker.com

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AVAILABILITY

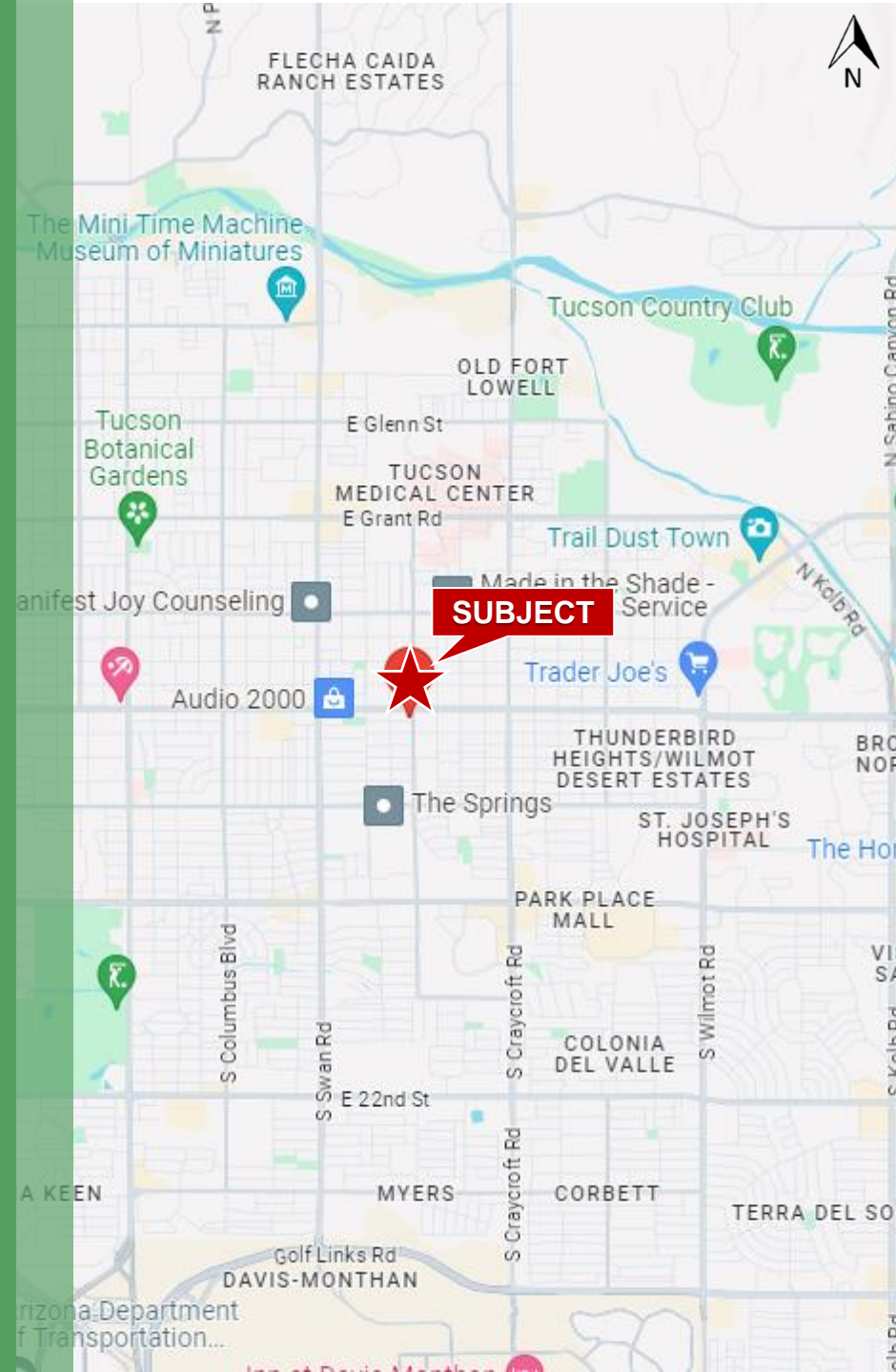
Lot Size: ± 30,000 SF
Ground Lease: \$120,000/year
Sale Price: \$1.25 million

PROPERTY FEATURES

Zoning: C2, City of Tucson

PROPERTY HIGHLIGHTS

- Central Location
- Signaled Intersection
- High traffic counts
- Zoning allows for drive thru QSR or automotive use



LOCATION



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DEMOGRAPHICS (2023)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,686	115,718	274,077
Average Family Income	\$42,173	\$47,568	\$50,416
Employees	11,589	73,165	165,307
(2020) Retail Expenditures	\$772 Million	\$2.1 Billion	\$4.1 Billion



SUBJECT

RINCON HIGH SCHOOL