

WEST/NORTHWEST CORNER

I-10 & INA ROAD

Marana, AZ

**PRICE
REDUCED
\$895,000**



PAD AVAILABLE



PROPERTY SUMMARY

AVAILABLE ±72,123 SF Available (\$895,000)

PROPERTY HIGHLIGHTS

- ▶ **Close proximity to I-10 and the full-diamond interchange** with Ina Road
- ▶ **The immediate area is dense** with over 56,000 people residing within 3 miles
- ▶ **Sports Park Tucson** (softball and sand volleyball leagues) is located south of the site
- ▶ **Zoned:** Transportation Corridor Zone

TRAFFIC COUNTS

I-10

N ±93,817 VPD (NB/SB)

S ±107,500 VPD (NB/SB)

ADOT 2020

INA RD

E ±3,921 VPD (EB/WB)

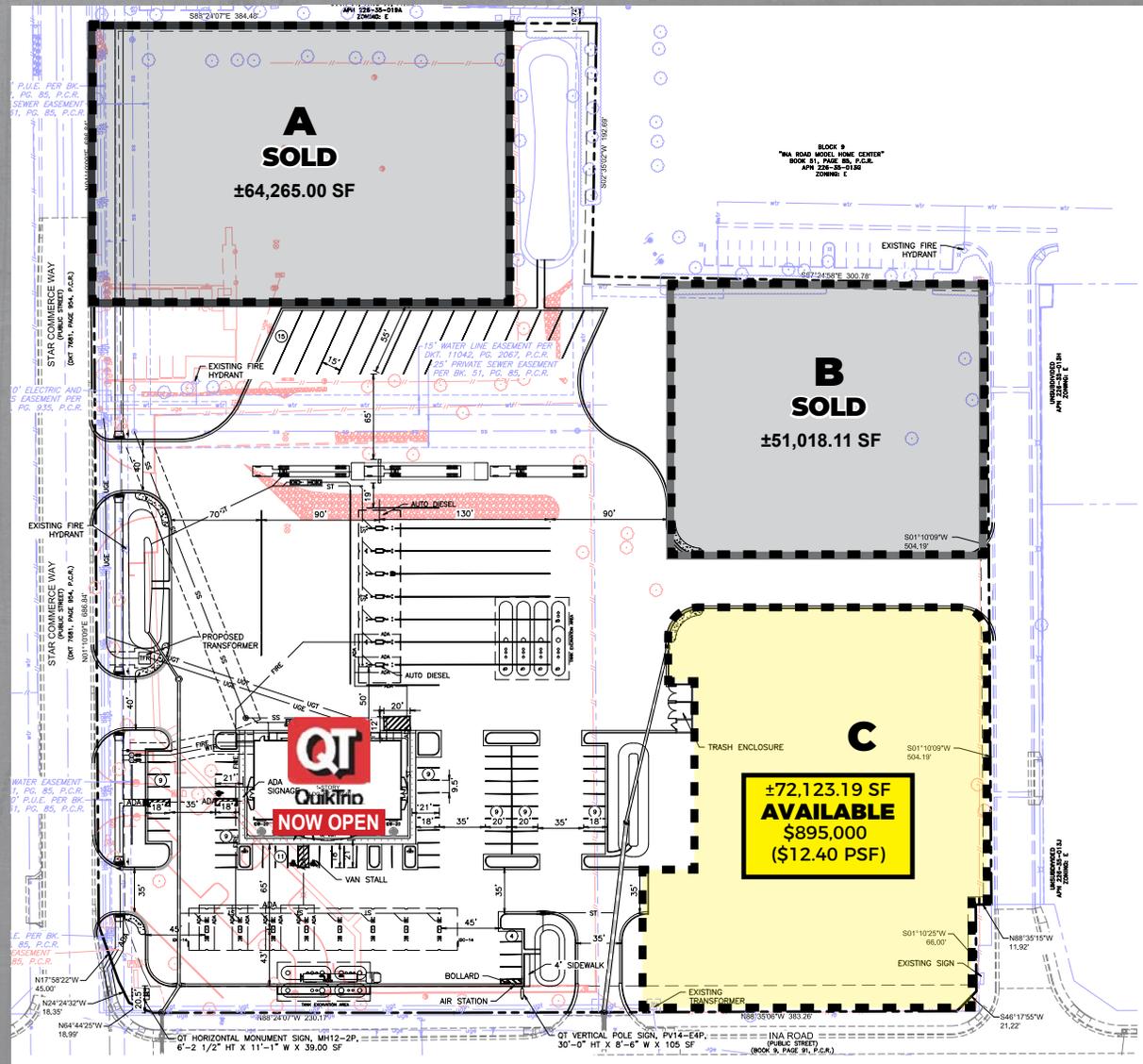
W ±13,266 VPD (EB/WB)



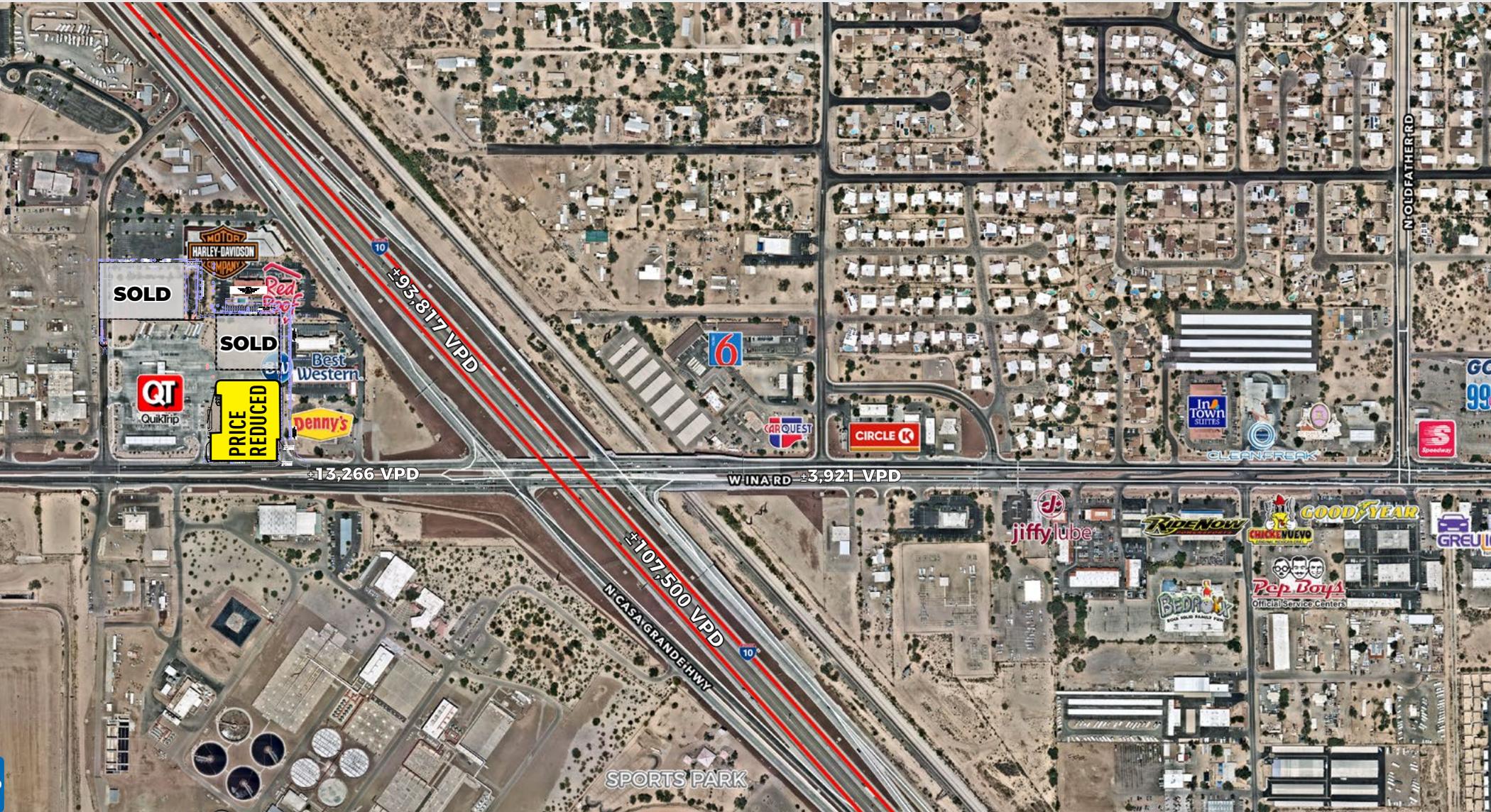
Sports Park Tucson

SITE PLAN

TENANT	SIZE (SF)	PSF
A SOLD	±65,265 SF	\$10
B SOLD	±51,018 SF	\$10
C AVAILABLE	±72,123 SF	\$12.40



AERIAL



DEMOGRAPHICS

2023 ESRI ESTIMATES

		1-Mile	3-Miles	5-Miles
 POPULATION	2023 Total Population	4,150	55,217	116,194
	2028 Total Population	4,412	57,597	118,125
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 HOUSEHOLDS	2023 Households	1,646	22,367	46,806
	2028 Households	1,827	23,627	48,200
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 2023 INCOMES	Average HH Income	\$101,885	\$98,383	\$104,392
	Median HH Income	\$82,658	\$79,433	\$81,768
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 2023 HOUSING UNITS	Housing Units	1,725	23,570	49,535
	Owner Occupied	73.9%	65.5%	67.3%
	Renter Occupied	21.5%	29.4%	27.2%
	Vacant	4.6%	5.1%	5.5%
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 2023 DAYTIME POPULATION	Total Daytime Pop	5,445	48,341	101,061
	Workers	3,364	20,850	40,457
	Residents	2,081	27,491	60,604



**FOOD AWAY FROM HOME
SPENDING OVER**

\$171M

WITHIN 5-MILES



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