



KEY POINTS

- 13.04 acres of C-2 commercially zoned land in the City of Tucson for sale.
- Zoning permits a wide variety of retail and commercial uses.
- Strategically located near Tucson International Airport with convenient access to major vehicular and trucking routes and downtown.
- Located in close proximity to large national companies such as Intuit.
- 860 feet of frontage on S. Tucson Boulevard a major artery linking the City Center and Tucson Airport and 1,070 feet of frontage on E. Drexel Road.
- Property consists of four tax parcels; 140-10-0340, 140-10-0350, 140-10-0360 and 140-10-0370.
- Traffic counts: Tucson Blvd. 17.9 (06) & Drexel Rd. 7.4 (05)
* Source: the number represents the average two way weekday traffic volumes (000s) Pima County Transportation
- **Sale Price \$3,970,000** (approximately \$7.00 per square foot.)

For Information contact:

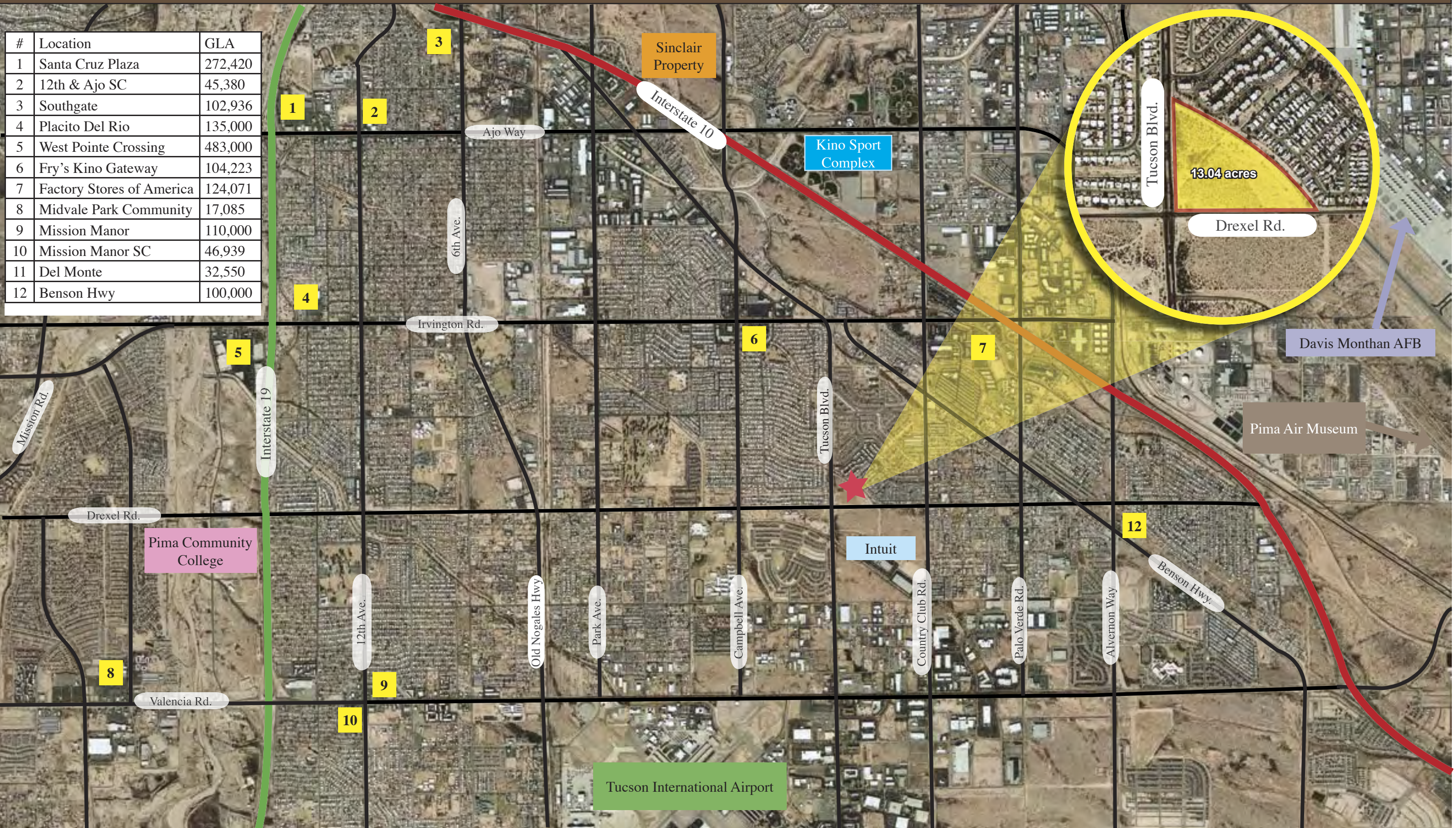
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#	Location	GLA
1	Santa Cruz Plaza	272,420
2	12th & Ajo SC	45,380
3	Southgate	102,936
4	Placito Del Rio	135,000
5	West Pointe Crossing	483,000
6	Fry's Kino Gateway	104,223
7	Factory Stores of America	124,071
8	Midvale Park Community	17,085
9	Mission Manor	110,000
10	Mission Manor SC	46,939
11	Del Monte	32,550
12	Benson Hwy	100,000



Pima Community College

Tucson International Airport

Davis Monthan AFB

Pima Air Museum

Kino Sport Complex

Sinclair Property

Intuit

13.04 acres



ASHLAND BROKERAGE

Parcel Map

NEC of S. Tucson Boulevard & E. Drexel Road "13.04 acres"



Tucson Blvd.

13.04 acres
Zoned C2

Drexel Rd.