

Strip Center for Sale

4558-4568 S 6th Ave, Tucson, AZ



PROPERTY

Building Size:	6,312 SF*
Land Size:	13,033 SF*
Zoning:	C-2
Construction Year:	1949*
APN:	120-08-1670
Price:	\$379,000

*Source: Pima County Assessor

HIGHLIGHTS

- High density area
- Freestanding building with street side visibility
- Open floor plans and a variety of sizes
- All spaces are currently vacant—occupy one space, and lease out the other two!

DEMOGRAPHICS

(2017 estimates)

	1 Mile	3 Miles	5 Miles
Population	15,600	118,080	215,282
Avg. HH Income	\$32,782	\$39,028	\$45,126
Total employees	9,250	42,389	130,008

Source: Applied Geographic Solutions/TIGER Geography, April 2017

TRAFFIC COUNTS

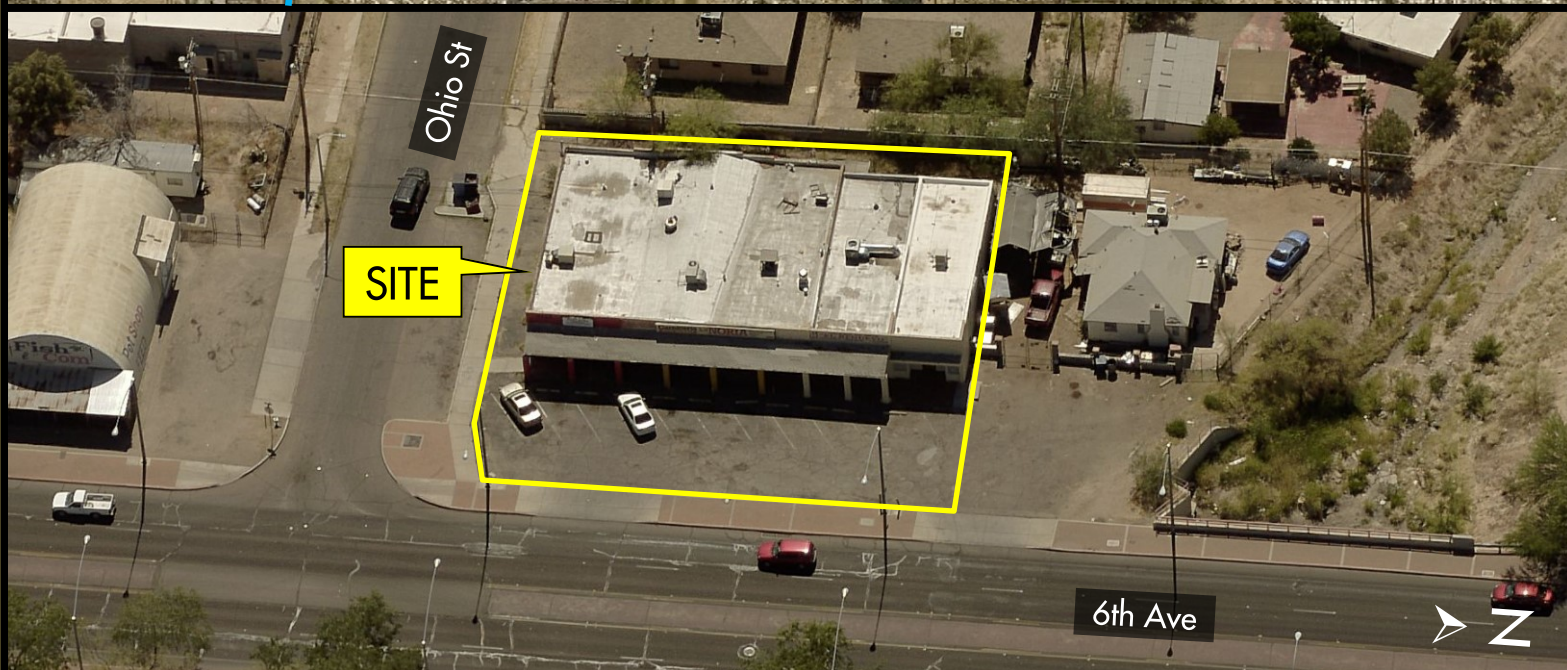
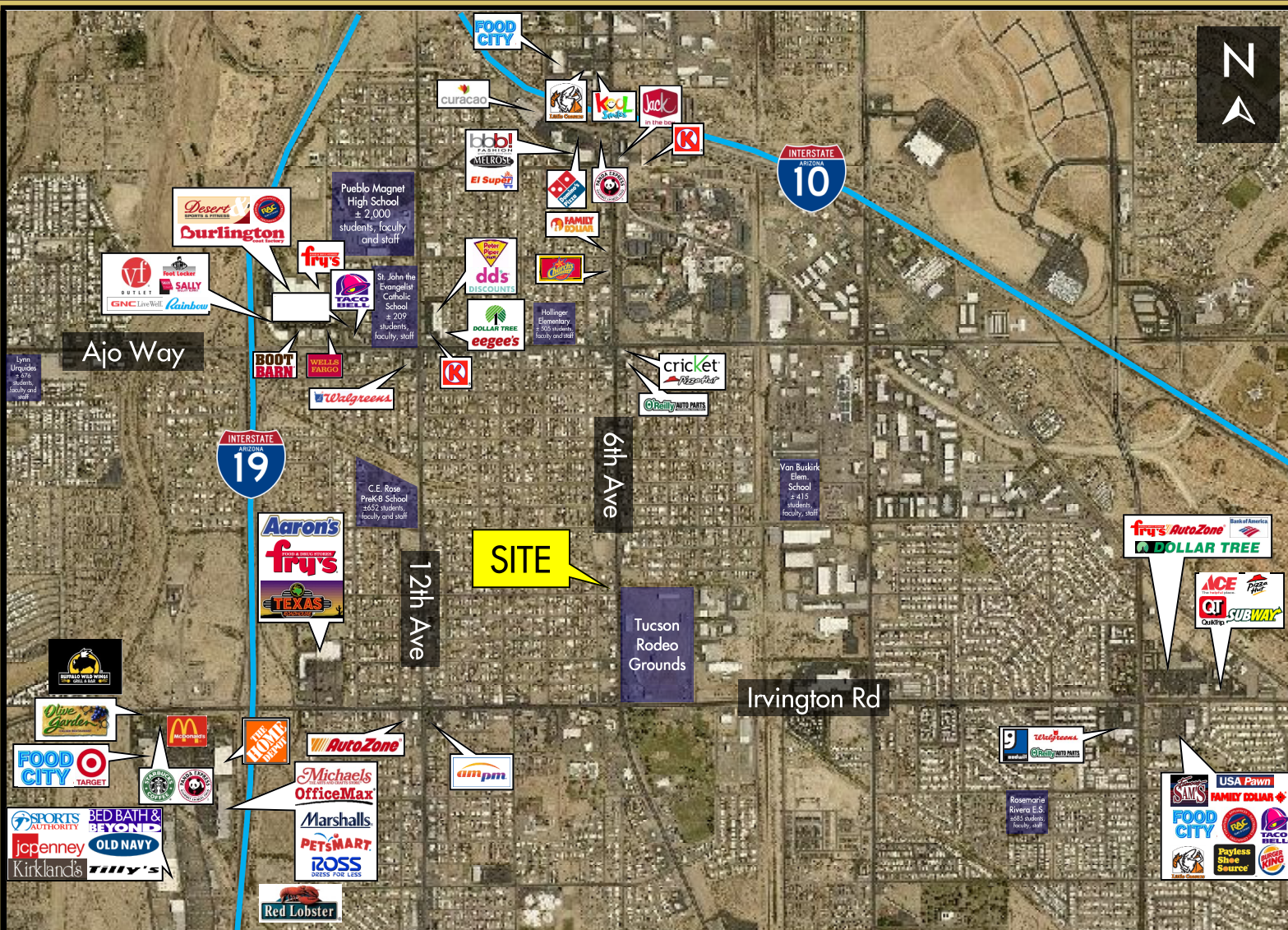
6th Avenue 19,631 avg. cars per day (2014)

Source: Pima Association of Governments, Traffic Volumes Database

Exclusively represented by

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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.