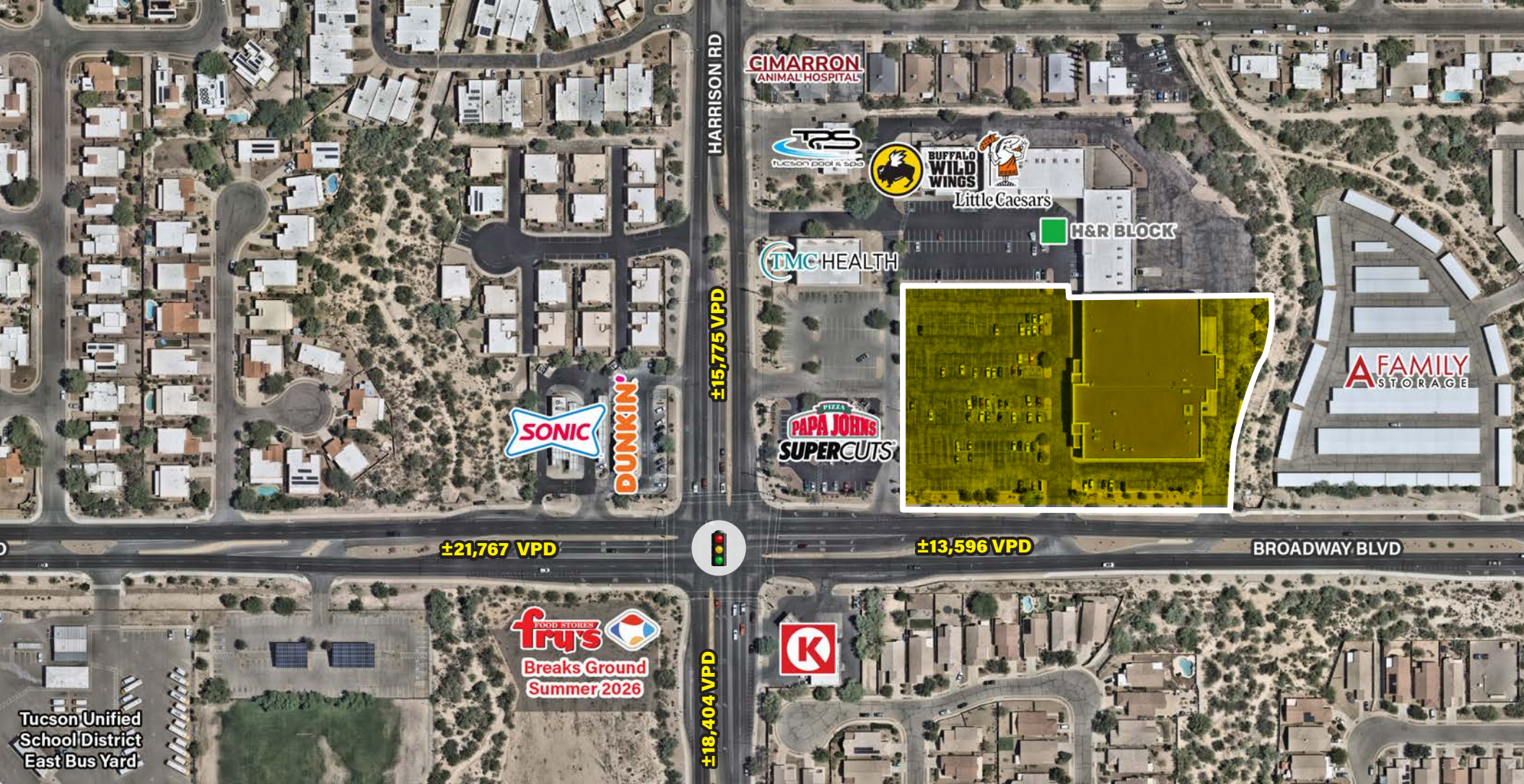




±49,499 SF GROCERY BOX | FOR LEASE OR SALE

NEC

HARRISON RD & BROADWAY BLVD

Tucson, Arizona



PROPERTY SUMMARY

AVAILABLE ±49,499 SF Building / ±4.31 AC Parcel

ZONING C-1, City of Tucson

PRICING

Call for Pricing

LOCATION HIGHLIGHTS

- » Located in affluent Eastern Tucson with average household income of \$121,003 within 1 mile.
- » 2nd Generation Grocery Box Available for lease or sale

TRAFFIC COUNTS

HARRISON RD

N ±15,775 VPD (NB & SB)
S ±18,404 VPD (NB & SB)

ADOT 2024

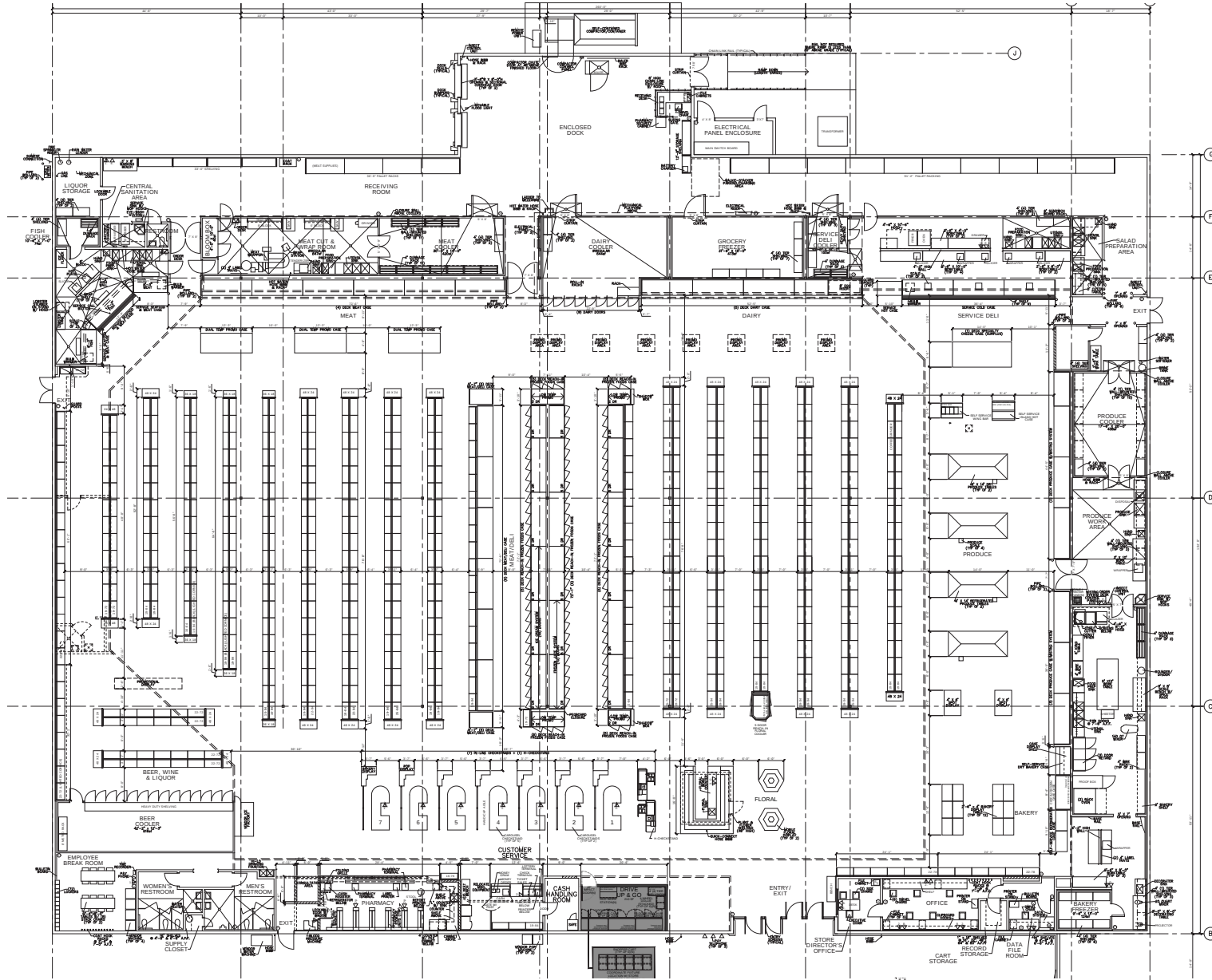
BROADWAY BLVD

E ±13,596 VPD (EB & WB)
W ±21,767 VPD (EB & WB)

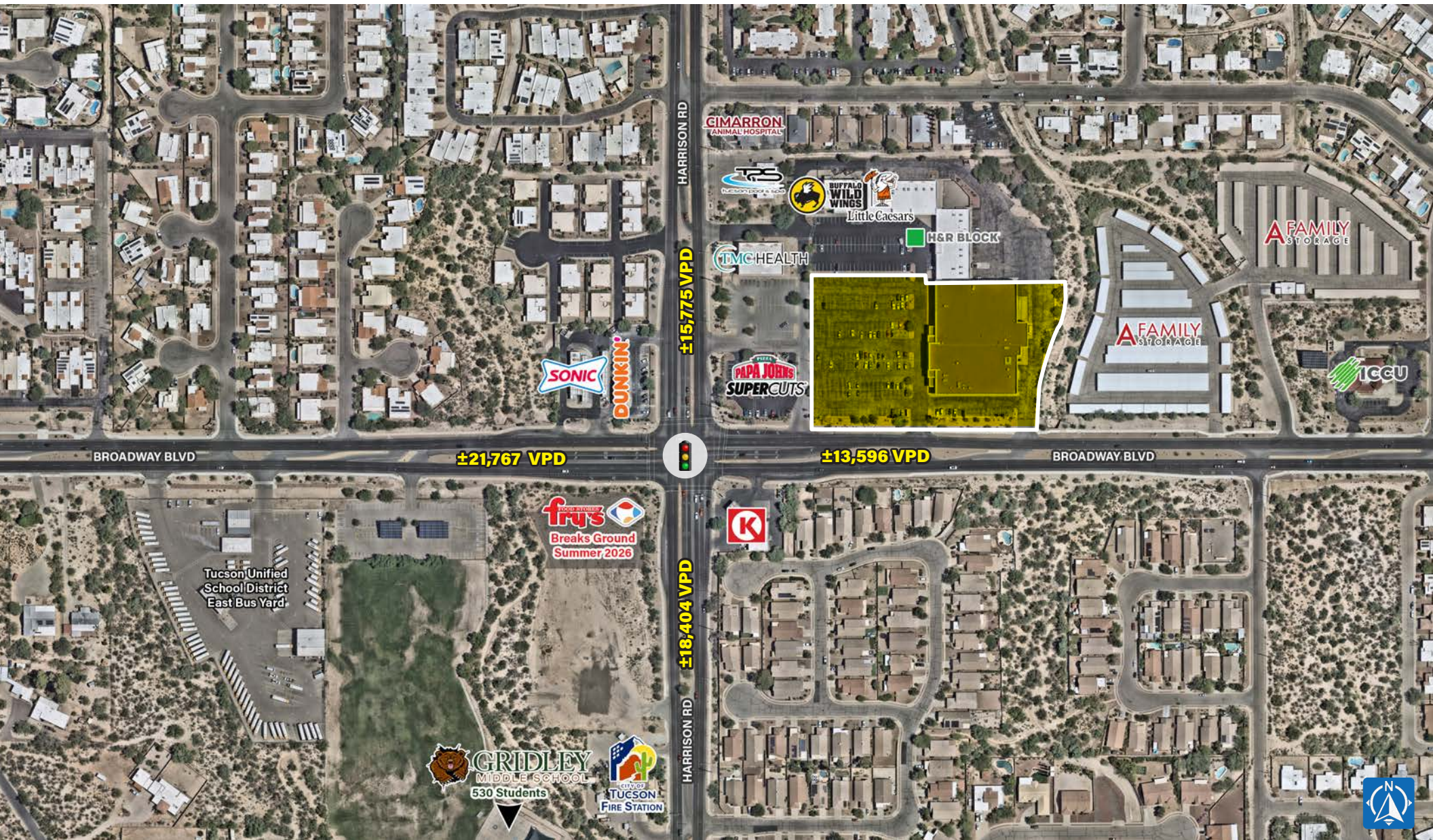
NEIGHBORING TENANTS



SITE PLAN



ZOOM AERIAL



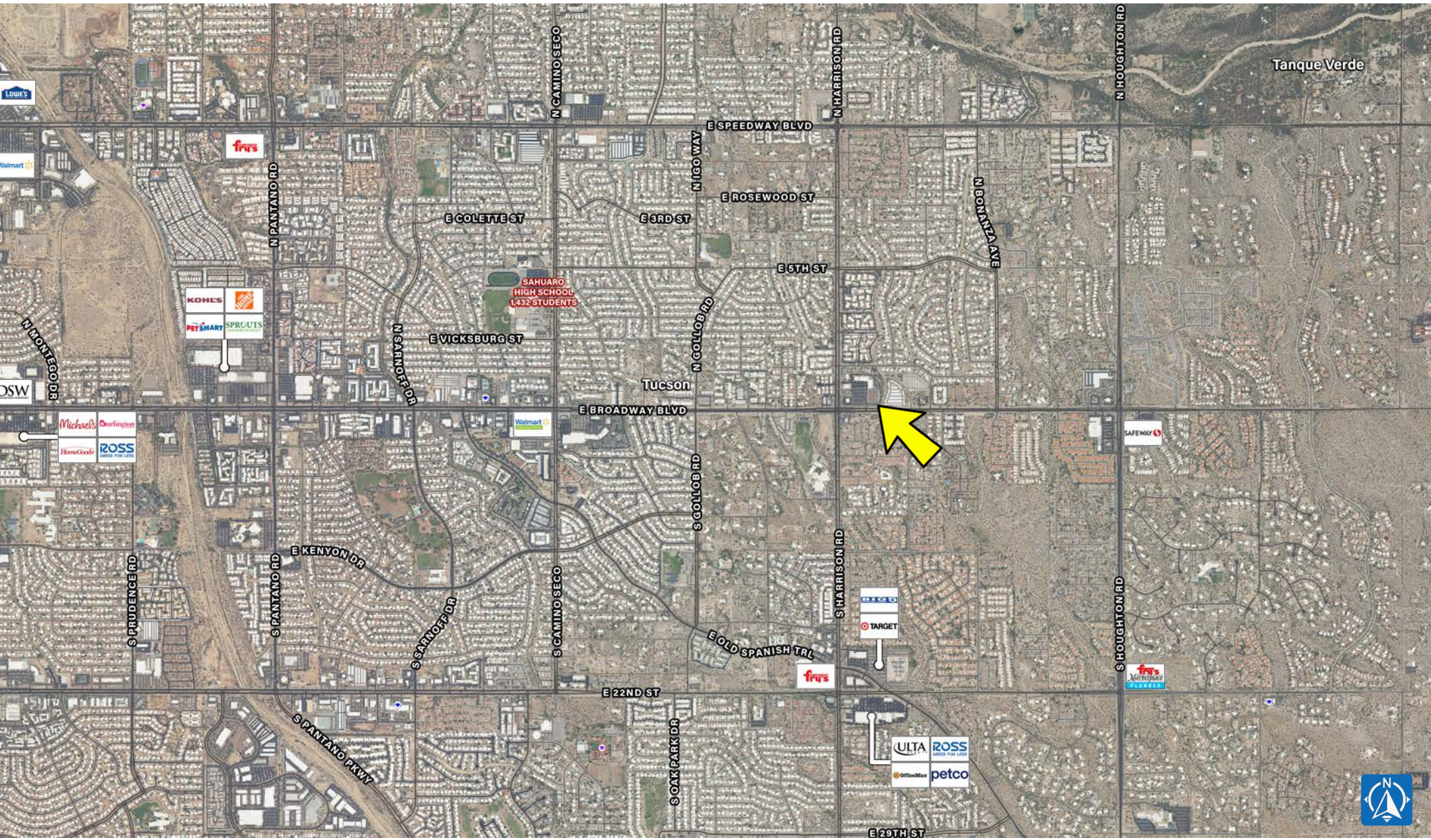
NEC

±49,499 SF GROCERY BOX — FOR LEASE OR SALE

HARRISON RD & BROADWAY BLVD | TUCSON, AZ



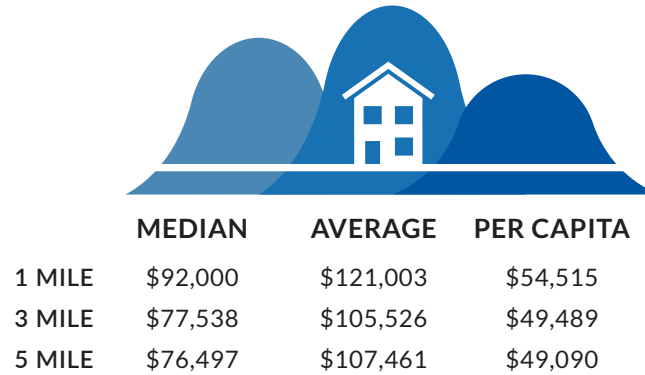
WIDE AERIAL



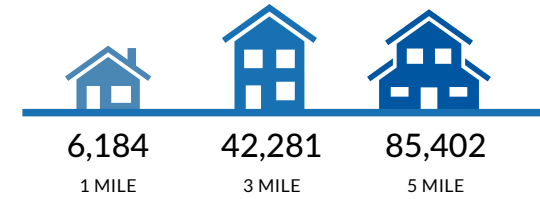
DEMOGRAPHICS

2026 ESRI

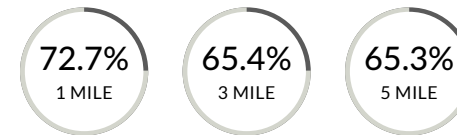
2026 HOUSEHOLD INCOMES



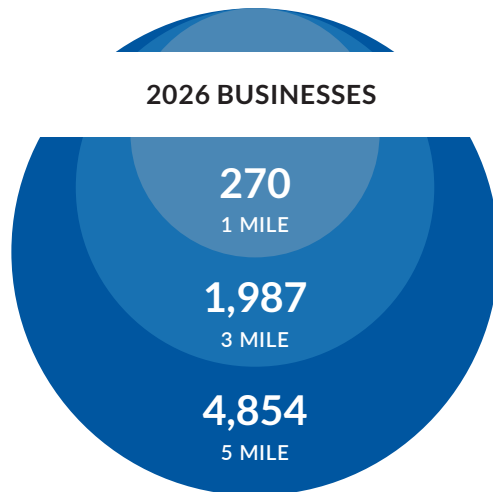
2026 HOUSING UNITS



OWNER OCCUPIED



2026 BUSINESSES



2026 POPULATION	13,179	84,395	175,941
2031 POPULATION	13,105	84,900	177,494



2026 HOUSEHOLDS	5,947	39,661	79,972
2031 HOUSEHOLDS	6,019	40,573	81,934



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