

Nearly 3 Acre Retail Pad Available



Offered at \$625,000 ~ \$4.93/ft

• Parcel 222-21-020H	Population	<u>5 Miles</u> 34,738
• CB – 1 Zoning Retail Uses	Households	15,903
• Flat Buildable Site	Med HH Income	\$ 98,788

2.9-acre commercial development site located directly on Oracle Road/State Highway 77 in the growing Catalina community. Zoned CB-1, the property accommodates a variety of neighborhood retail, service and commercial uses. Approximately 300 feet of Oracle Road frontage provides excellent visibility along this major north-south corridor, with right-in/right-out access. The flat, highly usable site offers an excellent forward building location with the opportunity for prominent highway exposure, signage and convenient customer access. Well positioned to serve Catalina and the expanding communities of northwest Tucson.



Kelly Stephen Doty, Associate Broker
Vice President Member of the Executive Council
Long Realty Commercial Group
A Berkshire Hathaway Affiliate
520.603.3491 Kelly@LongRealty.com

1 8 8 0 E a s t R i v e r R o a d # 1 2 0 T u c s o n A Z 8 5 7 1 8