

FOR SALE/LEASE

SEC LEE STREET & ALVERNON WAY

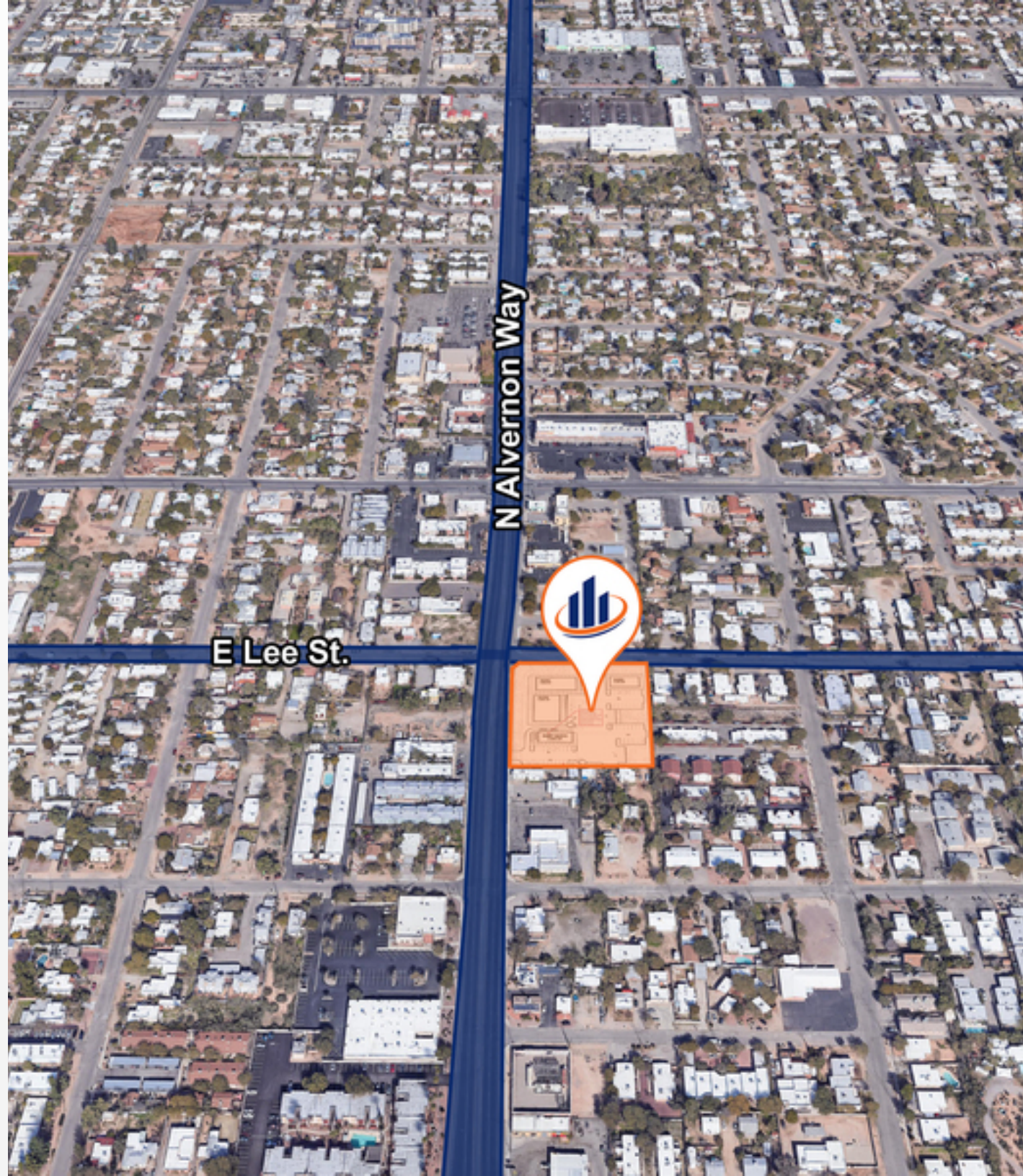
Tucson, AZ 85712

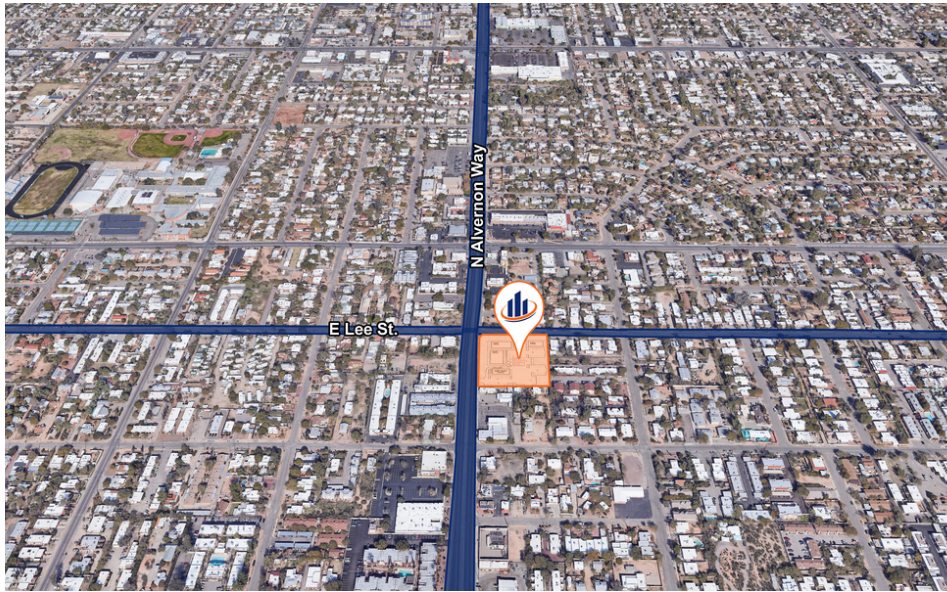
PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	Negotiable
AVAILABLE SF:	1,000 - 4,600 SF
LOT SIZE:	1.84 Acres
APN:	122-13-190B, 1910, 189B & 188B

PROPERTY HIGHLIGHTS

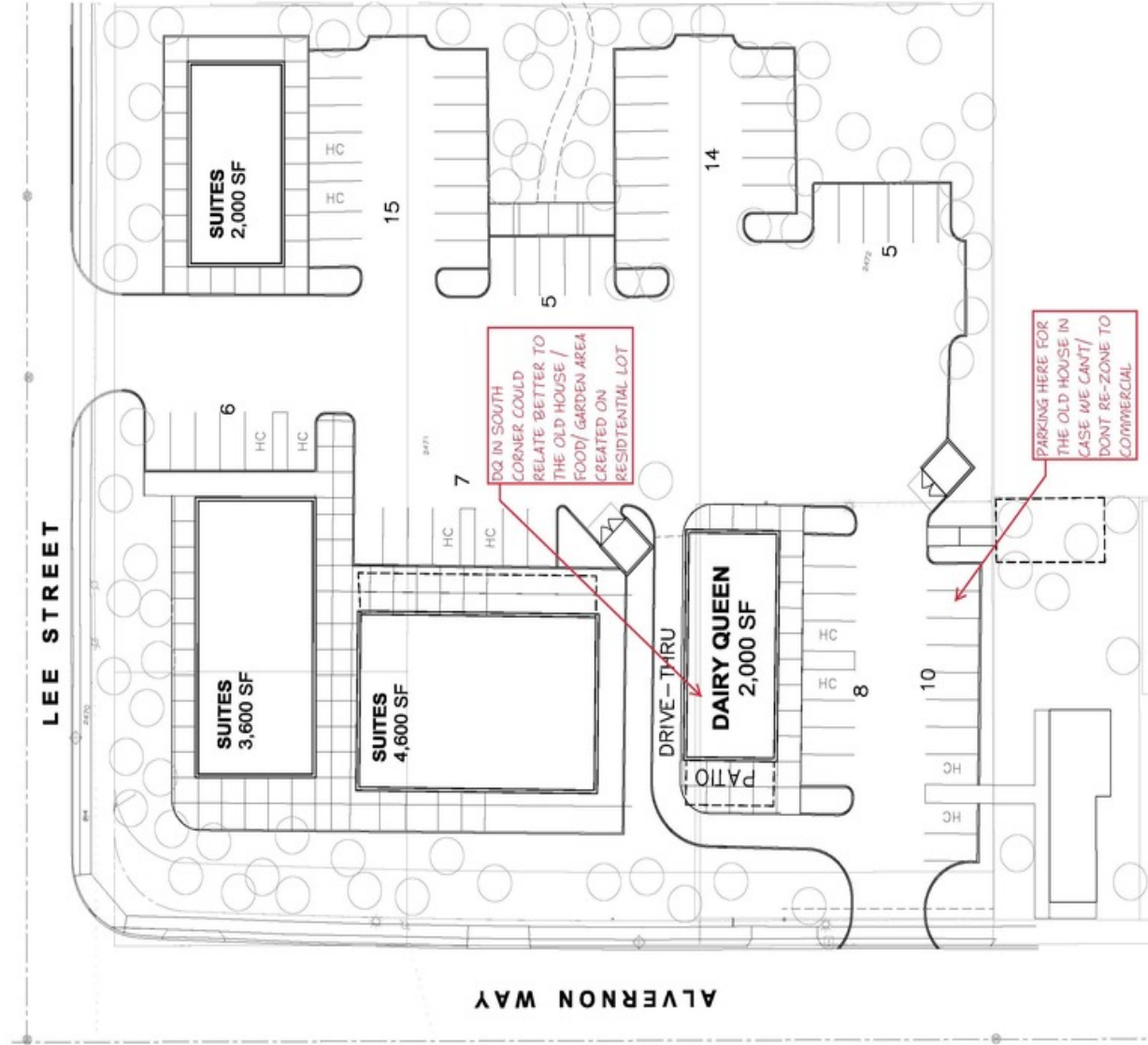
- Join Dairy Queen (Coming Soon)
- Pads and shops available
- Located just 1/4 mile from the major intersection at Speedway & Alvernon which has over 85,000 CPD
- Located just over 2 miles from the University of Arizona which has more than 44,000 students

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LEE - ALVERNON TUCSON, ARIZONA



ALT 1A - SCHEMATIC SITE PLAN

SCALE: 1" = 30'-0"
JULY 17, 2020

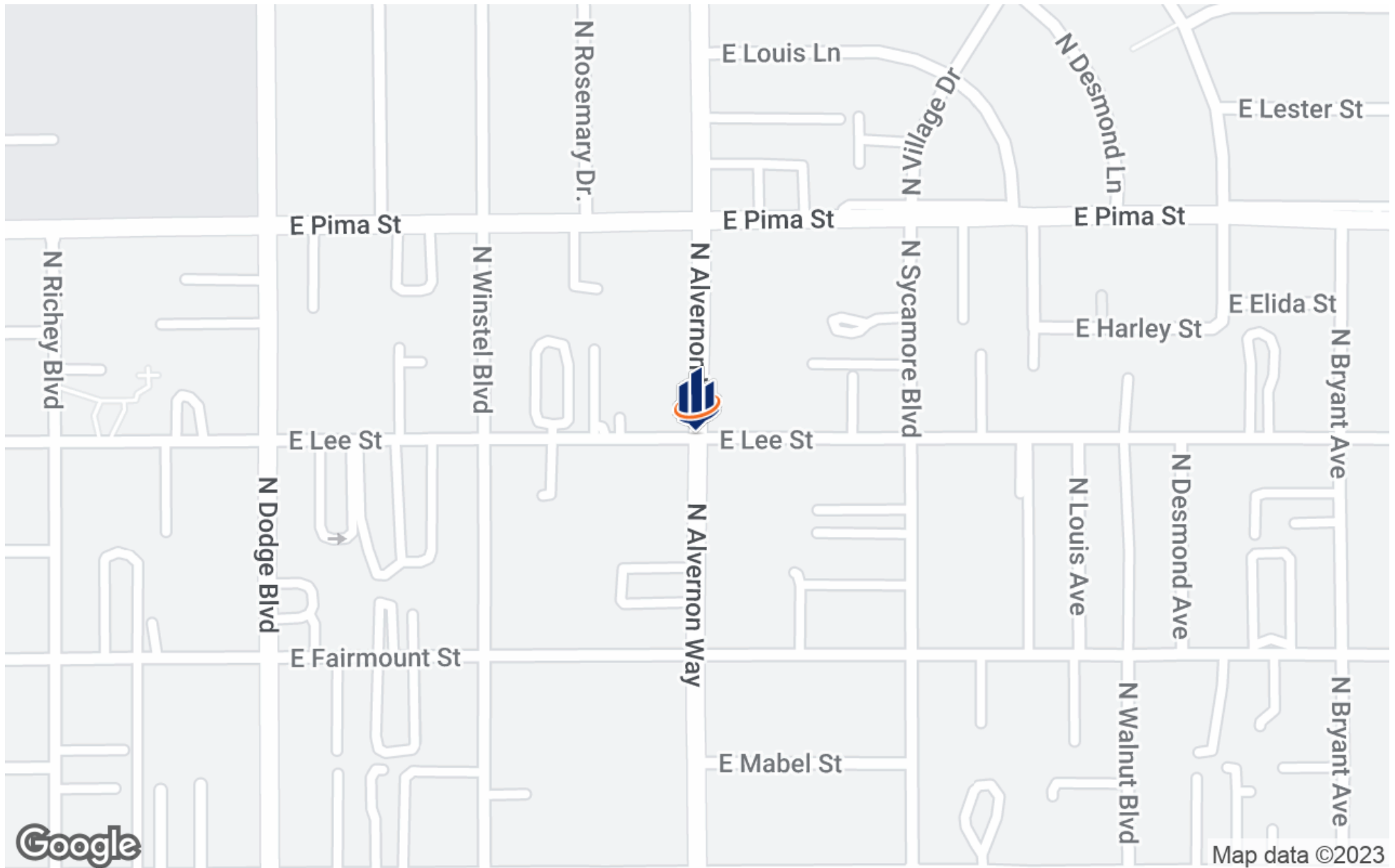
BENJAMIN VOGEL, ARCHITECT
DESIGN + BUILD STUDIO

5475 NORTH HANSEN AVE. DEL SOL, TUCSON, ARIZONA 85718
TEL: 520.406.6664 FAX: 520.577.0272

PARKING CALCULATIONS:
COMMERCIAL SHOPS = 12,600 SF
1 SPACE FOR EA. 300 SF
41 SPACES REQUIRED
60 SPACES PROVIDED



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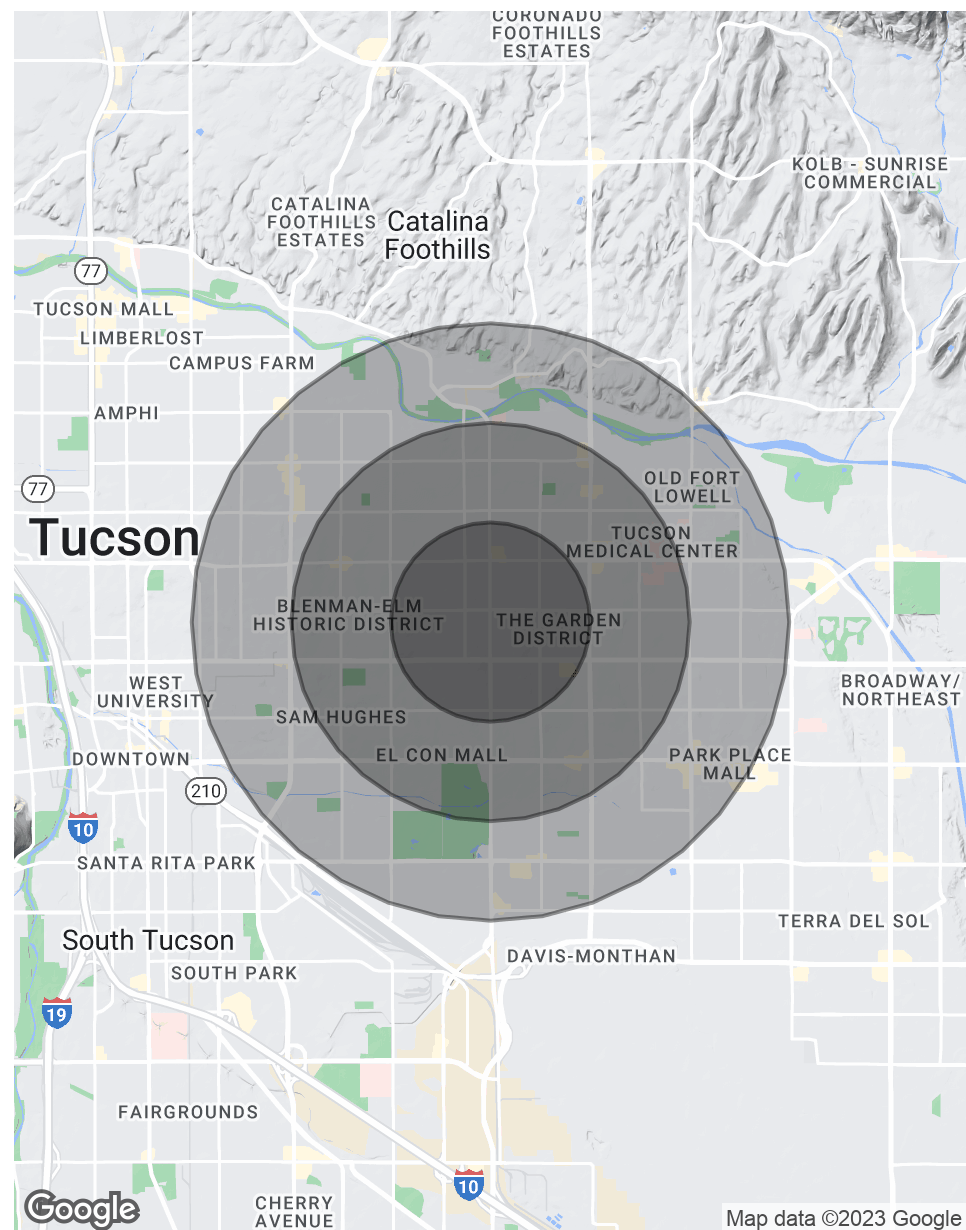
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,726	60,728	122,688
AVERAGE AGE	33.6	35.5	35.3
AVERAGE AGE (MALE)	31.8	34.0	33.9
AVERAGE AGE (FEMALE)	35.4	37.3	37.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,900	29,251	57,472
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$38,537	\$46,174	\$49,166
AVERAGE HOUSE VALUE	\$197,034	\$211,195	\$213,400

* Demographic data derived from 2020 ACS - US Census



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