

EXECUTIVE SUMMARY

I-10 & I-19 INTERCHANGE CORNER / OPPORTUNITY ZONE.

On Ramp To I-10, I-19, Ajo Hwy And 12Th. Ave.

723 W. SILVERLAKE ROAD, TUCSON, AZ

**For Sale 1.20 AC
\$ 19 SF**

**For Lease \$ 85,000 NNN
(First Year)**



**Southwest Corner I-10 & Silverlake Road
Tucson, Arizona 85713**

OPPORTUNITY ZONE / EMPOWERMENT ZONE

OFFERING SUMMARY

Offering Price: \$994,821 or \$19.00
SF

Lease Price: \$85,000 NNN

Size: 1.202 AC
52,359 SF

APN #: 118-11-006B

Zoning: I-1

Cross Streets: I-10 / I-19 / Ramp /
Hard Corner Parcel

PROPERTY HIGHLIGHTS

- For Sale or Lease
- OPPORTUNITY ZONE
- Situated in Empowerment Zone and Opportunity Zone
- Interchange Exchange Corner I-10 and I-19
- Freeway / On Ramp to I-10, I-19, Ajo Hwy and 12Th. Ave.
- Perfect for Fast Food Restaurant and Gas Station / C-Store Site
- High Traffic
- Sales Price: \$ 994,821 or \$19.00 SF
- Lease: \$ 85,000 NNN per Year. (First Year)
- Close to Downtown Tucson
- ON-RAMP to I-10, I-19, Ajo Hwy and 12Th. Ave.



FOR MORE INFORMATION CONTACT:

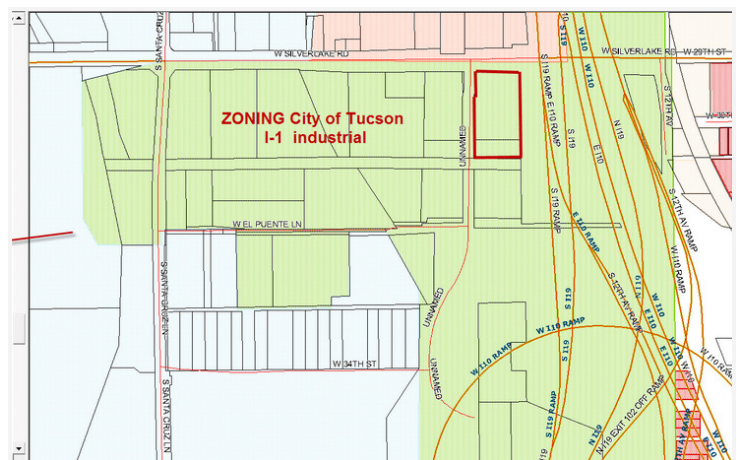
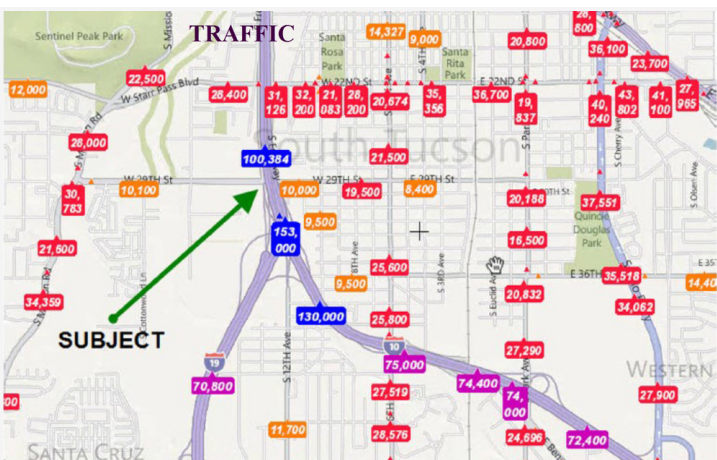
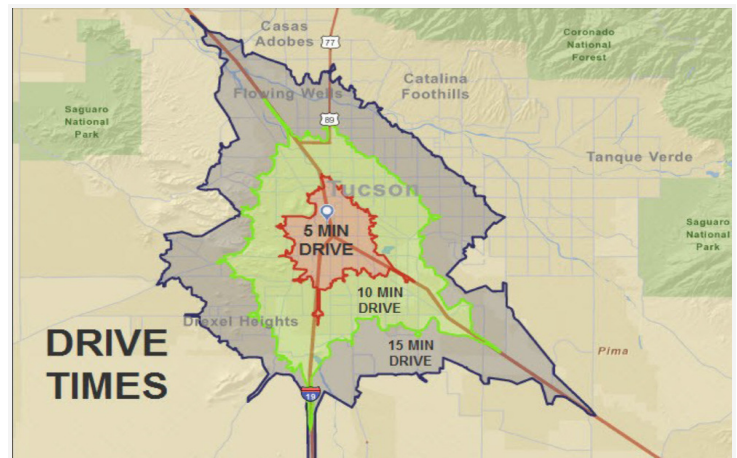
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The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

ADDITIONAL PHOTOS

I-10 & I-19 INTERCHANGE CORNER / OPPORTUNITY ZONE / On Ramp To I-10, I-19, Ajo Hwy And 12Th. Ave.

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KLCommercialGroup.com

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LOCATION MAPS

I-10 & I-19 INTERCHANGE CORNER / OPPORTUNITY ZONE / On Ramp To I-10, I-19, Ajo Hwy And 12Th. Ave.

723 W. SILVERLAKE ROAD, TUCSON, AZ



KASTEN LONG
COMMERCIAL GROUP
KLCommercialGroup.com

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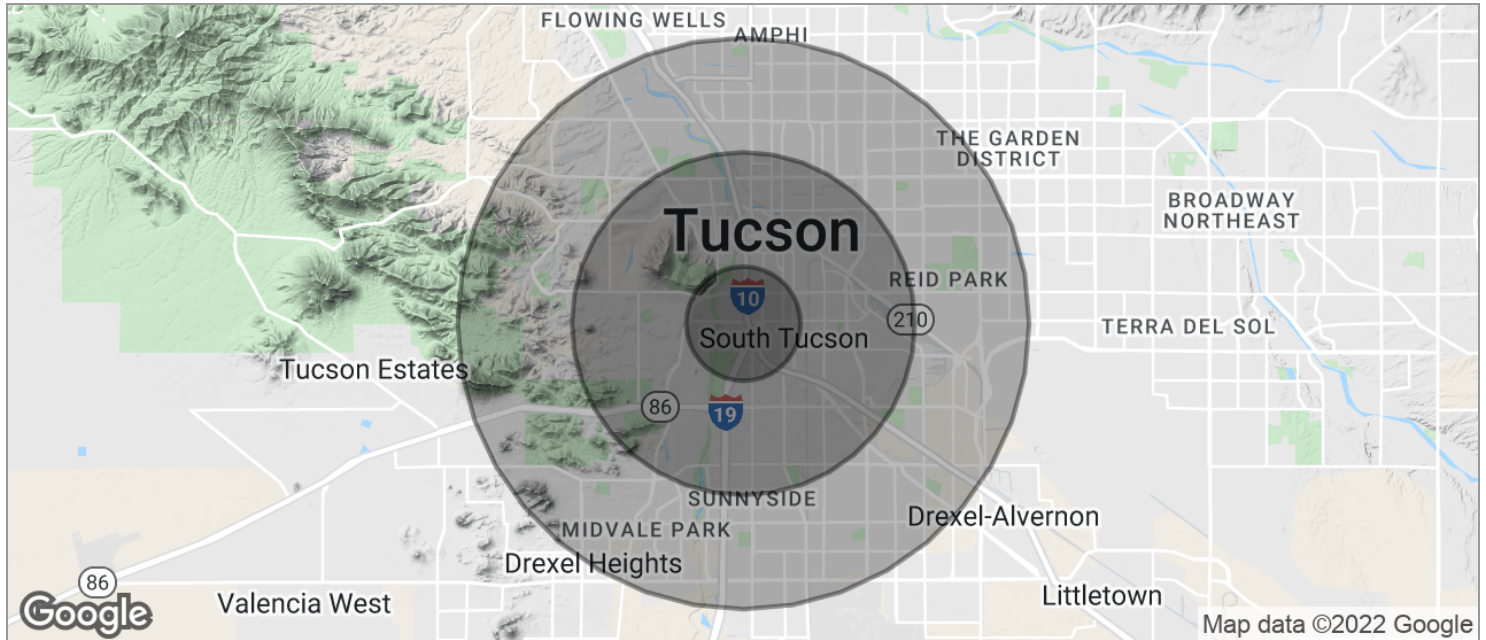
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,504	97,118	260,773
MEDIAN AGE	33.9	31.5	30.6
MEDIAN AGE (MALE)	34.1	30.9	29.7
MEDIAN AGE (FEMALE)	34.0	32.3	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,491	32,368	92,119
# OF PERSONS PER HH	3.3	3.0	2.8
AVERAGE HH INCOME	\$33,093	\$39,447	\$43,224
AVERAGE HOUSE VALUE	\$123,188	\$126,170	\$145,365

* Demographic data derived from 2010 US Census



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