



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR SALE



2170 E Broadway PAD for Sale in Dollar Tree / AutoZone Retail Plaza **Sale Price: \$70,000**

- Gateway to Downtown Tucson from Tucson's eastside.
- Excellent retail/Industrial use opportunity on busy East/West corridor, Broadway Blvd.
- Near the University of Arizona, El Con Mall, Randolph Golf Course, Reid Park.
- Approved Development Plans (1/2017) for a 3000 sq. ft. single story or 6000 sq. ft. two story building.
- Rare Retail PAD location between Dollar Tree and AutoZone in the central part of Tucson on Broadway with Industrial use applications
- Utilities to lot line / Existing Water Meter (1 1/2 inch waterline)

Site:	Retail Building PAD with approved development plan (1/2017) <ul style="list-style-type: none"> • 3000 Square foot – Single Story Building • 6000 Square foot – Two Story Building
Address:	2170 E Broadway Blvd. Tucson, AZ 85719
Land Area:	17,966 Square Feet
Price:	\$70,000
Tax Parcel Number:	129-04-158G
Zoning:	I-1, City of Tucson (Retail and/or Industrial Use)
2016 Taxes:	\$3,471.56

Exclusively Represented by:

Tucson Realty & Trust Co.

Frank Arrotta

Cell 520-465-5291

Office 520-577-7000



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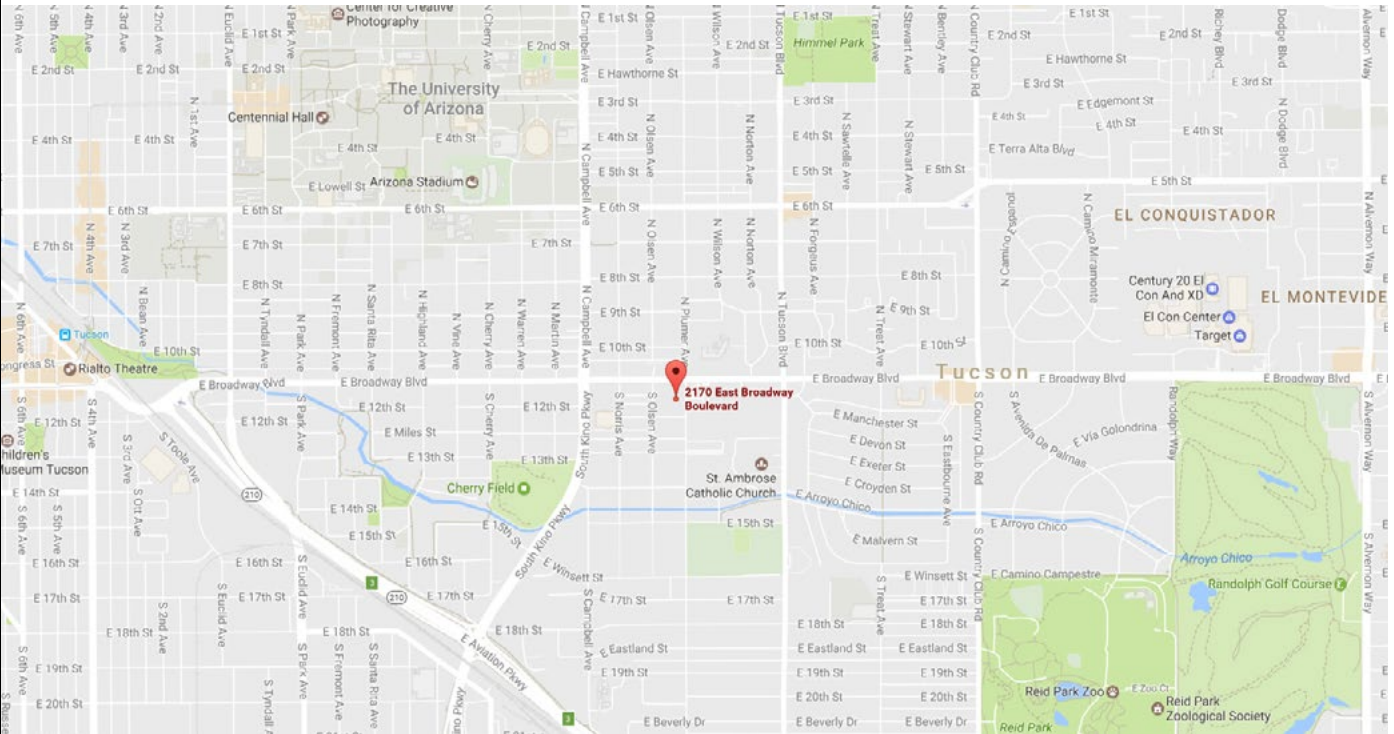
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Broadway Improvement Project from Euclid to Country Club is currently in the design phase. The improvements to the two-mile section of Broadway Blvd include widening to six-lanes with bike lanes, sidewalks, and landscaping. Construction is not anticipated until 2018. Go to www.broadwayboulevard.info/home for updates.

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop. (2017):	13,344	52,881	121,506
Est. Avg. HH Income:	\$58,124	\$50,140	\$45,092
Daytime Employment:	42,497	93,490	132,534

Traffic Counts:

Broadway: 32.775 VPD (2016)

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