



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 ½ 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

farrotta@tucsonrealty.com

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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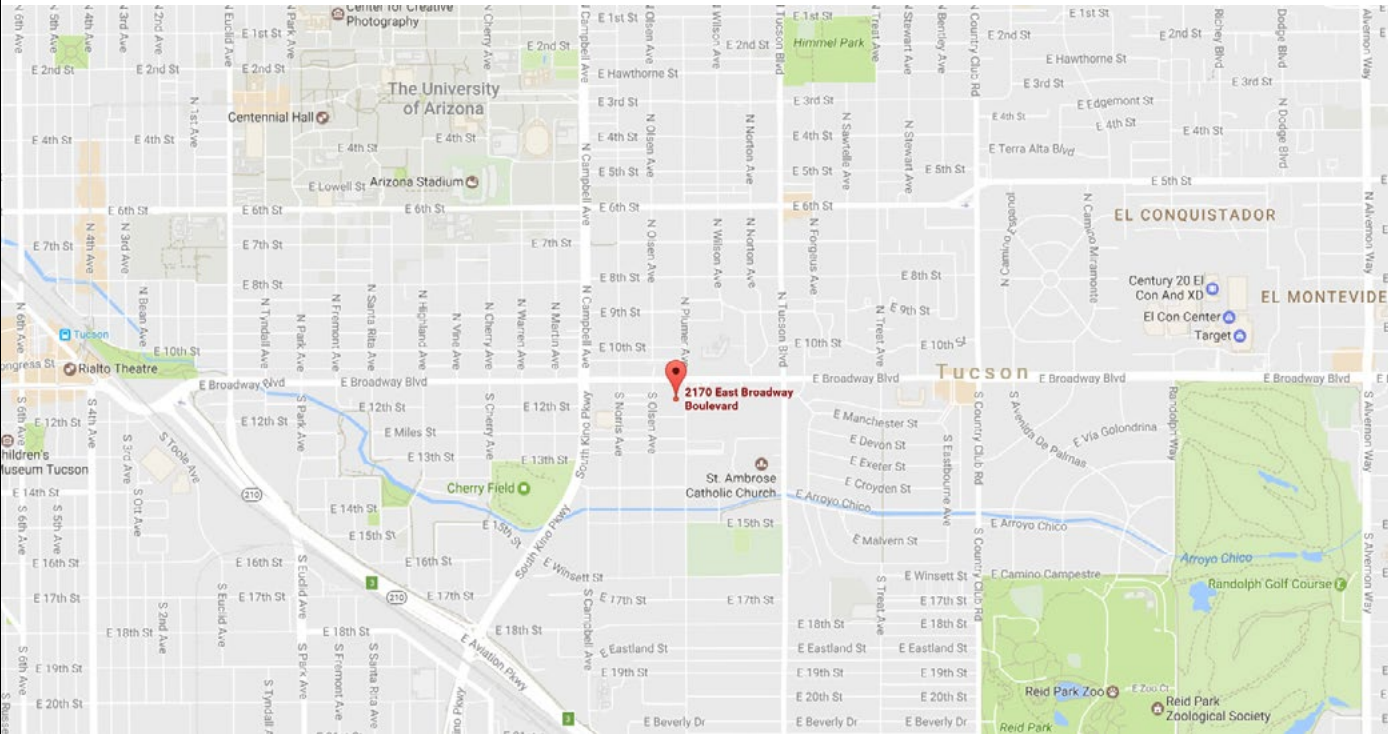
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Broadway Improvement Project from Euclid to Country Club is currently in the design phase. The improvements to the two-mile section of Broadway Blvd include widening to six-lanes with bike lanes, sidewalks, and landscaping. Construction is not anticipated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

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop.:	13,304	53,370	122,240
Est. Avg. HH Income:	\$59,977	\$52,570	\$46,786
Daytime Employment:	44,989	98,820	134,833

*CoStar 2018

Traffic Counts:

Broadway: 40,017 VPD (CoStar 2017)

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