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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 85711
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 C. 520.465.5291
O. 520.577.7000

FOR SALE



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	Traffic Counts:
Est. Avg. HH Income:	\$58,124	\$50,140	\$45,092	Broadway:
Daytime Employment:	42,497	93,490	132,534	32.775 VPD (2016)

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