



## 5726-5730 E. Broadway

## Blvd. Tucson, AZ 85711



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### Park Place Mall Area Retail Property for Sale

- Sale Price: \$314,000.00
- Taxes: \$8,608.98 (2013)
- Building SF: 5726 E. Broadway - Approximately 1,200 sf  
5730 E. Broadway - Approximately 1,920 sf
- Site Size: Approximately 7,200 sf
- Tax Parcel Number: 128-03-0088, 128-003-0070
- Traffic Count: E/W 51,000 cars per day (MSPI 2012)
- Flood Zone: According to maps on file in our office, this property is not in the 100 year flood plain.

*The Subject properties are located in central Tucson with addresses of 5726-5730 E Broadway Blvd. The subject properties are approximately ¼ mile from Park Place, a major Tucson area mall. Broadway Blvd is Tucson's major east/west business arterial. This section of Broadway, between N. Craycroft and N. Wilmot Roads, has recently seen some major retail renovations and property assembling take place. The newly opened Longhorn Steak House, which is directly across the street, is a example.*

*The properties most recent use had been for a shoe store. Though originally built for two individual spaces, the previous owner had a door sized opening put in to connect the two spaces.*

| Area Demographics    | 1 Mile | 2 Mile | 3 Mile  |
|----------------------|--------|--------|---------|
| Population 2013      | 10,547 | 57,894 | 120,420 |
| Est. AVg. HH Income: | 54,822 | 46,938 | 46,866  |

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**

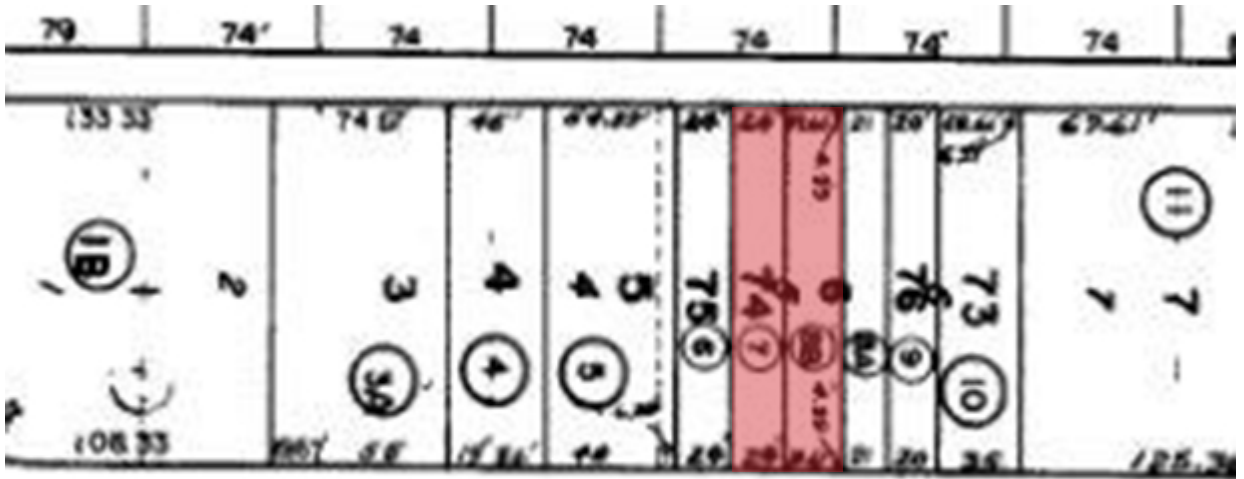
**Pat Darcy**

*Retail Division Head*

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**FOR SALE**



**BROADWAY**

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