



BUTTERFIELD COMMERCE PARK LOT 7



Description

Location: North of NEC Palo Verde & Irvington Rds
3561 E. Gas Road
Tucson, AZ 85714

Land Size: 48,886 SF

Sales Price: ~~\$295,000.00~~ ~~\$293,316.00~~
Reduced Price: \$250,000.00 (\$5.11/SF)

Zoning: CI-1

Property Highlights

- ◆ Located within Butterfield Commerce Park.
- ◆ Close proximity to I-10, Tucson International Airport and Downtown Tucson.
- ◆ Property includes an approved development plan and construction drawings for approximately 20,000 square feet of Industrial warehouse building.
- ◆ Surrounded by business that includes: teleservices, national distributors, hotels, and restaurants.
- ◆ Onsite utilities.

Demographic Highlights

2017 Estimates	1 MI	3 MI	5 MI
Population:	1,765	71,946	223,878
Households:	611	22,391	76,863
Average HH Income:	\$41,203	\$42,743	\$47,234

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

Traffic Count

Palo Verde Rd:	24,000 VPD (2012)
Irvington Rd:	20,000 VPD (2011)
I-10:	55,000 VPD (2012)
Total:	99,000 VPD

(Source: Pima Association of Governments 2012)

For information, contact:

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Butterfield Commerce Park



COMMERCIAL RETAIL ADVISORS, LLC

Tucson, Arizona

AERIALS

