

HARD CORNER FOR SALE

SWC ORACLE RD & ORANGE GROVE RD | TUCSON, AZ



PROPERTY SUMMARY

Address: 401 W Orange Grove Rd
Tucson, AZ 85704

Land Area: ±69,260 SF

Asking Price: \$2,900,000

Zoning: CB-2

PROPERTY HIGHLIGHTS

- Great commercial corner!
- Located on Highway 77.
- Building has been demolished.
- Parking and landscaping remain.
- Convenience store and motor fuel sales prohibited.
- Additional restrictions may apply.
- Broker Fee: 3% of sale price will be paid to buyer's agent.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	7,245	59,997	176,315
2024 Population	7,518	62,213	182,181
2019 Med HH Income	\$57,835	\$54,997	\$49,129

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±31,891 VPD (NB/SB) E: ±17,288 VPD (EB/WB)

S: ±37,368 VPD (NB/SB) W: ±15,523 VPD (EB/WB)

ADOT 2017/2018

AT THE INTERSECTION



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