

WEST/NORTHWEST CORNER

I-10 & INA ROAD

Marana, AZ

**PRICE
REDUCED
\$699,000**



PAD AVAILABLE

PROPERTY SUMMARY

AVAILABLE ±72,123 SF Available (\$699,000)

PROPERTY HIGHLIGHTS

- ▶ Close proximity to I-10 and the full-diamond interchange with Ina Road
- ▶ The immediate area is dense with over 56,000 people residing within 3 miles
- ▶ Sports Park Tucson (softball and sand volleyball leagues) is located south of the site
- ▶ Zoned: Transportation Corridor Zone

TRAFFIC COUNTS

I-10

N ±93,817 VPD (NB/SB)

S ±107,500 VPD (NB/SB)

ADOT 2020

INA RD

E ±3,921 VPD (EB/WB)

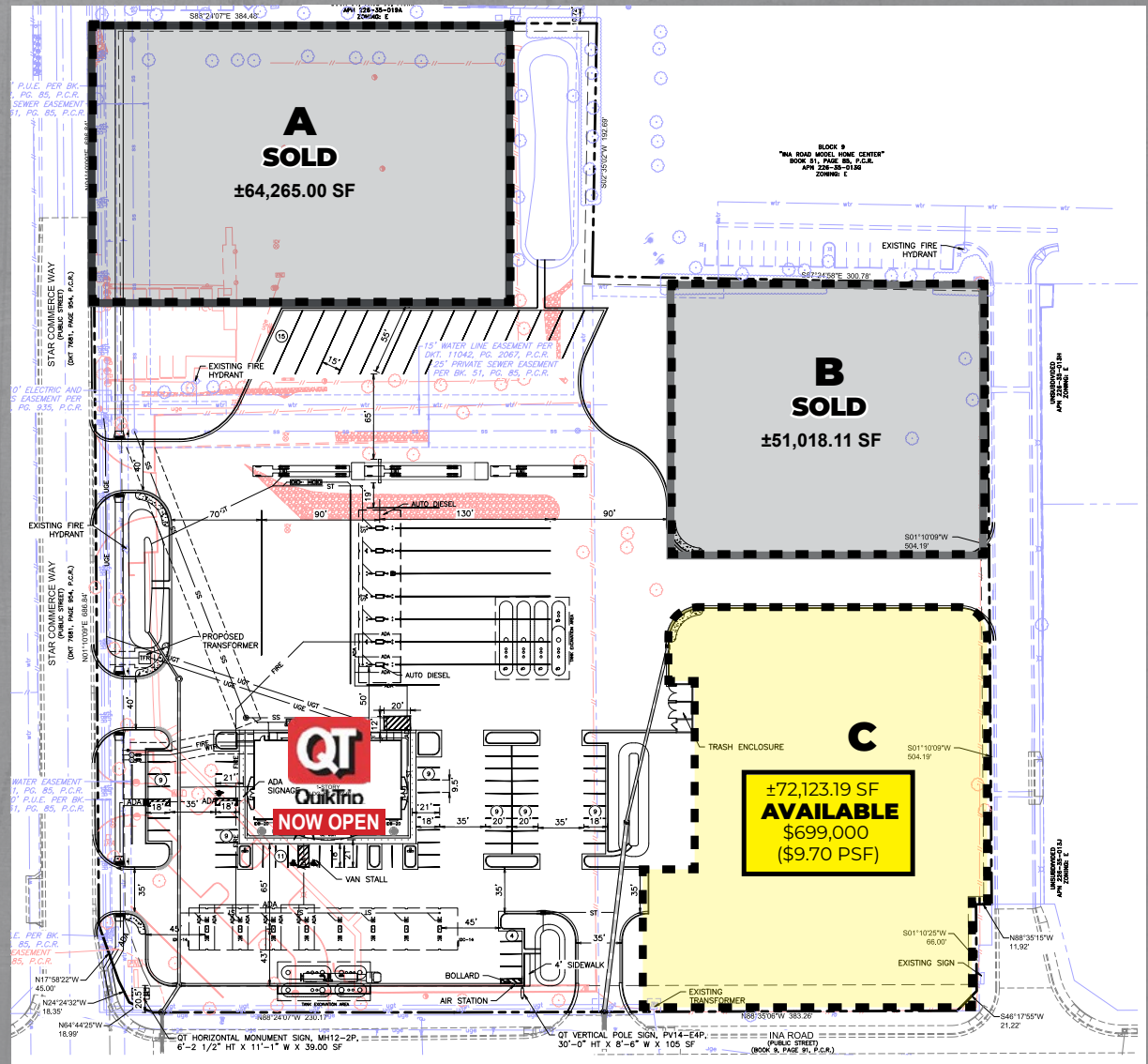
W ±13,266 VPD (EB/WB)



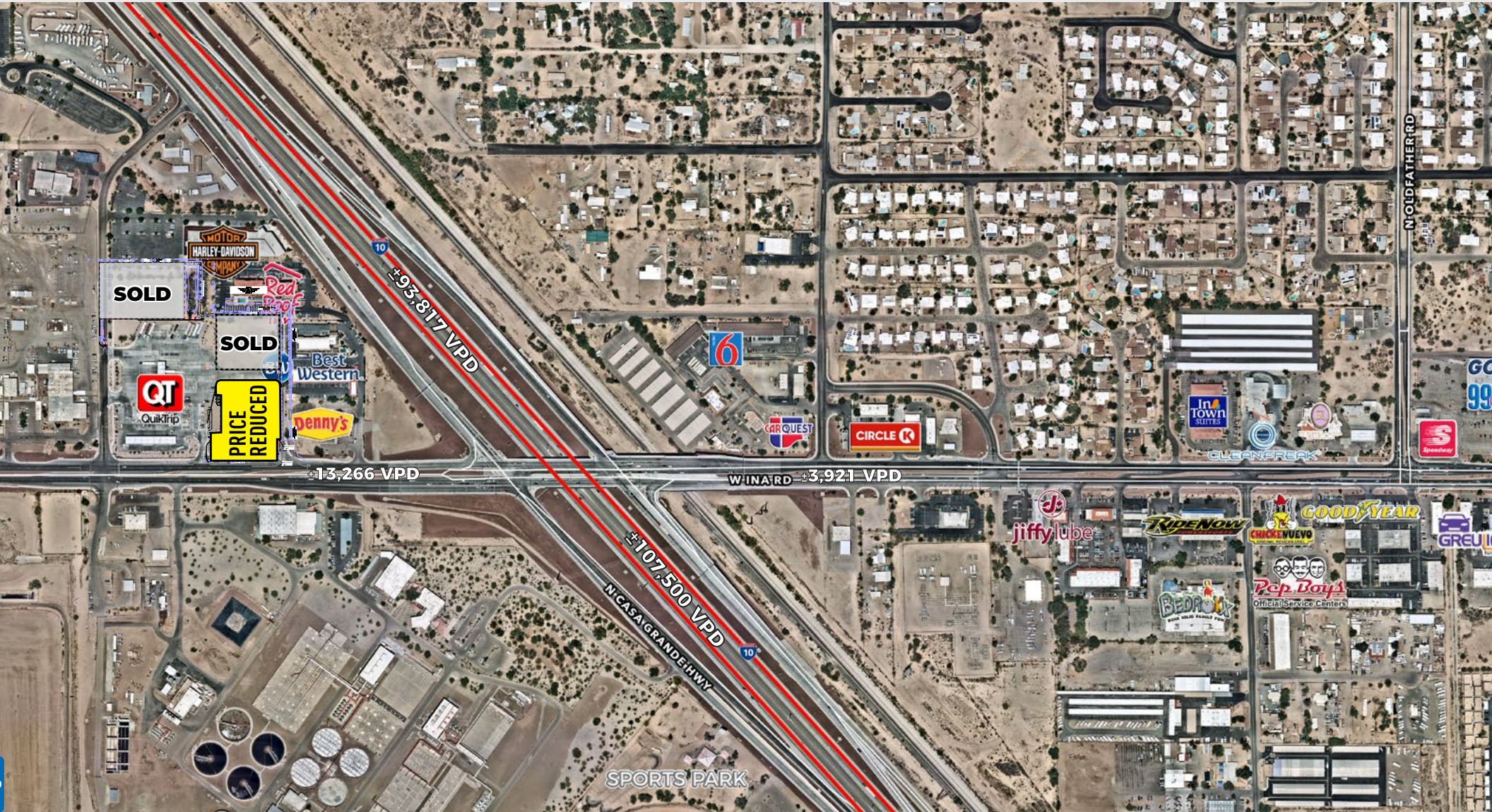
Sports Park Tucson

SITE PLAN

	TENANT	SIZE (SF)	PSF
A	SOLD	±65,265 SF	\$10
B	SOLD	±51,018 SF	\$10
C	AVAILABLE	±72,123 SF	\$9.70



AERIAL



DEMOGRAPHICS

2025 ESRI ESTIMATES



	1-Mile	3-Miles	5-Miles
2025 Total Population	3,940	54,889	118,700
2030 Total Population	3,984	56,679	121,903



	1-Mile	3-Miles	5-Miles
2025 Households	1,611	22,636	48,425
2030 Households	1,680	23,860	50,591



	1-Mile	3-Miles	5-Miles
Average HH Income	\$107,402	\$112,476	\$118,674
Median HH Income	\$87,347	\$90,610	\$94,173



	1-Mile	3-Miles	5-Miles
Housing Units	1,723	23,953	51,238
Owner Occupied	75.8%	69.3%	73.3%
Renter Occupied	24.1%	30.7%	26.7%
Vacant	112	1,317	2,813



	1-Mile	3-Miles	5-Miles
Total Daytime Pop	5,387	48,040	104,785
Workers	3,444	21,432	44,166
Residents	1,943	26,608	60,619



FOOD AWAY FROM HOME
SPENDING OVER

\$171M

WITHIN 5-MILES



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