

Prime NW Retail For Lease

3970 W. Ina Rd.

Tucson, Arizona 85741



Branel Real Estate
Company, LLC



Prime NW Retail Space

This ideal location is surrounded by national retailers situated within one mile of Interstate 10 in the desirable Northwest Submarket. Flexible buildout lends itself to a variety of uses and Village Commercial (VC) Town of Marana zoning permits numerous types of businesses. Priced well with great parking and monument signage, this one won't last.

- +/- 8,000 SF Prime Retail Space
- \$14 PSF – NNN
- High Profile Ina Road address
- Monument Signage / 75 free surface parking spaces
- 800-amp power – 208/120V / 600-amp – 277/480V
- 8' x 8' Grade level Roll up door / 16' clear height in warehouse

Nighborhood Demographics



	Population	Average HH Income	Daytime Population
1 Mile	8,950	\$94,959	11,232
3 Mile	62,955	\$100,607	60,269
5 Mile	128,483	\$109,627	121,031

Traffic Count: 31,017 VPD Ina Rd
33,521 VPD Thornydale

Source: ESRI

For More Information, contact:
Branel Real Estate Company, LLC
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520-524-5248
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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

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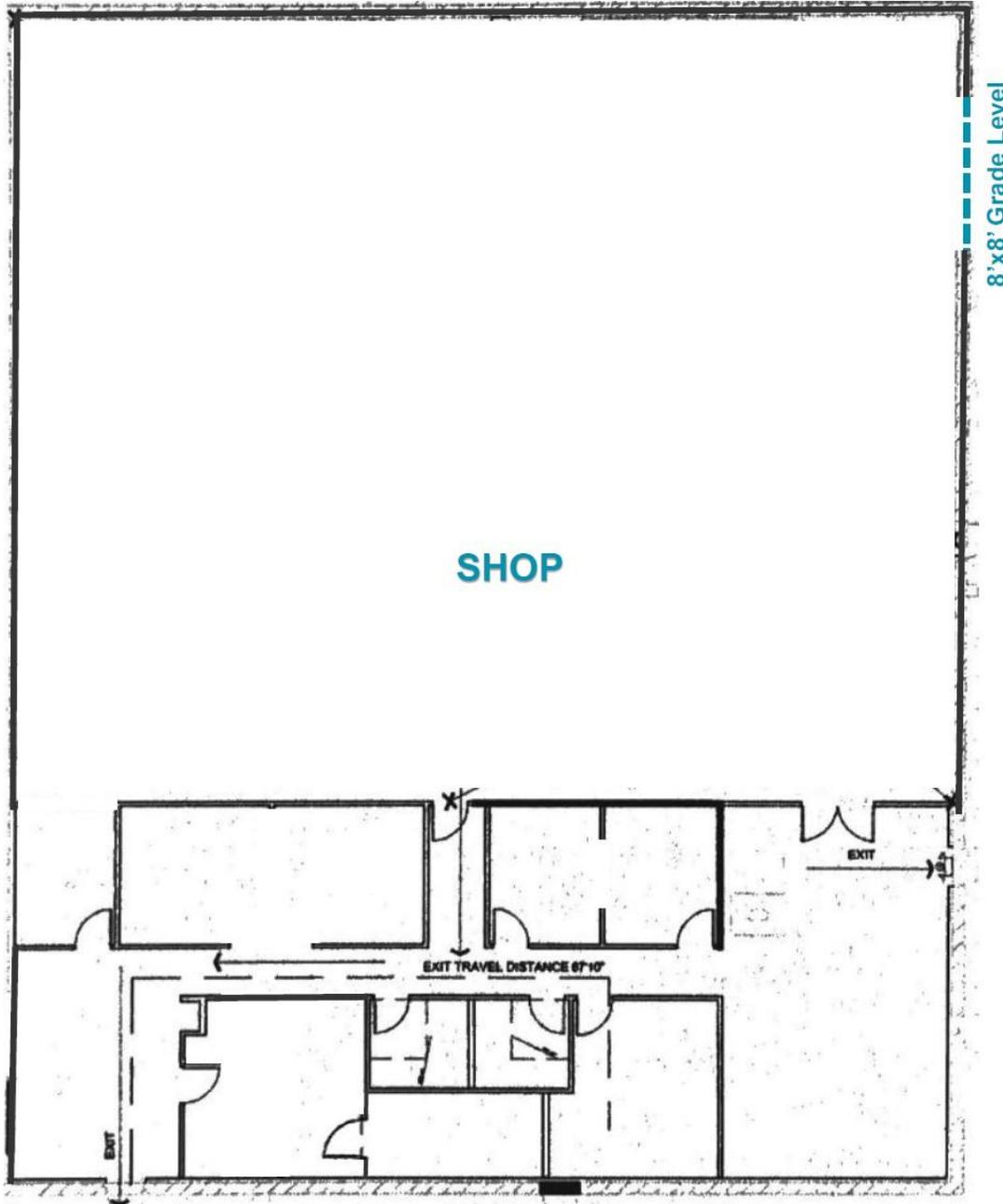
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Floorplan:



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Location Map:



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