

# NEW PAD - FRY'S FOOD ANCHORED - IRVINGTON RD & CAMPBELL AVE | TUCSON, AZ

**ACRES:**

±0.57

**SQUARE FEET:**

±24,908

**ZONING:**

C-2

GENERAL COMMERCIAL

**ADDRESS:**

2001 E IRVINGTON RD, TUCSON, AZ 85714

**SUMMARY:**

This Fry's anchored neighborhood center is located at the intersection of Irvington Road and Campbell Avenue with a daily traffic count of nearly 50,000 vehicles per day. The surrounding trade area boasts a population of over 95,000 residents and over 115,000 workers with an average annual household income over \$40,000.



2415 E Camelback Rd, Suite 900  
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# OVERVIEW

## TRAFFIC COUNTS

Irvington Road: ± 26,792 VPD  
 Campbell Ave: ± 20,423 VPD  
 Total Traffic: ± 47,215 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$46,730	\$43,009	\$50,226

### Total Population

1 Mile	3 Miles	5 Miles
17,390	95,460	215,051

### Daytime Population

1 Mile	3 Miles	5 Miles
15,745	116,910	286,060

### Total Households

1 Mile	3 Miles	5 Miles
5,599	29,442	70,756

## AVAILABLE

- PAD ± 24,908 SF, 0.57 AC



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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



## INCOME



Company/Business Name	Direction	Distance
BURGER KING	SF	0.1
FAMOUS SAM'S RESTAURANT & BAR	SF	0.1
TACO BELL	SW	0.1
SUNNY DAYZ CAFE	SW	0.1
PANDA ONE	SW	0.1
VIVA BURRITO	NE	0.1

*Closest 6 locations*

## KEY FACTS

95,460  
Population

29.8

Median Age

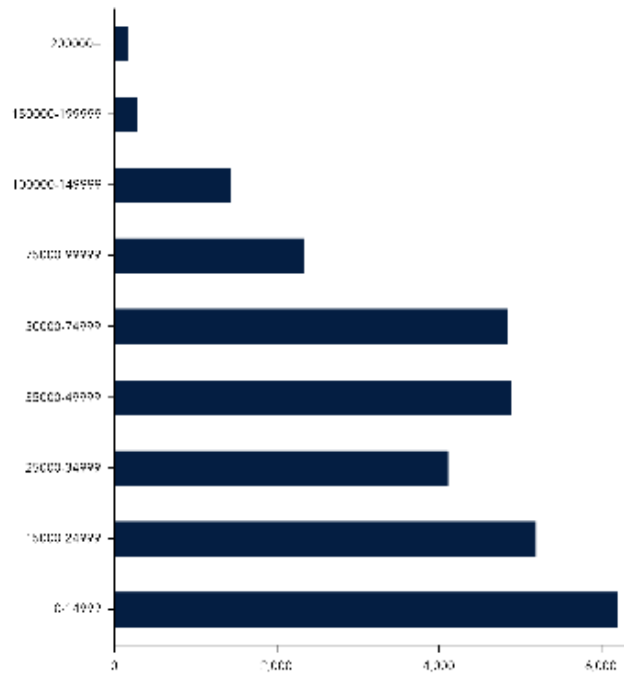


29,442

Households

\$28,412

Median Disposable Income



## Average Household Size

for this area

**3.22**

which is more than the average for United States

Area	Value	0.00	4.00
This area	3.22		
Arizona	2.64		
United States	2.59		
Pima County	2.46		

## EDUCATION

33%

No High School Diploma



31%

High School Graduate



28%

Some College



8%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



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