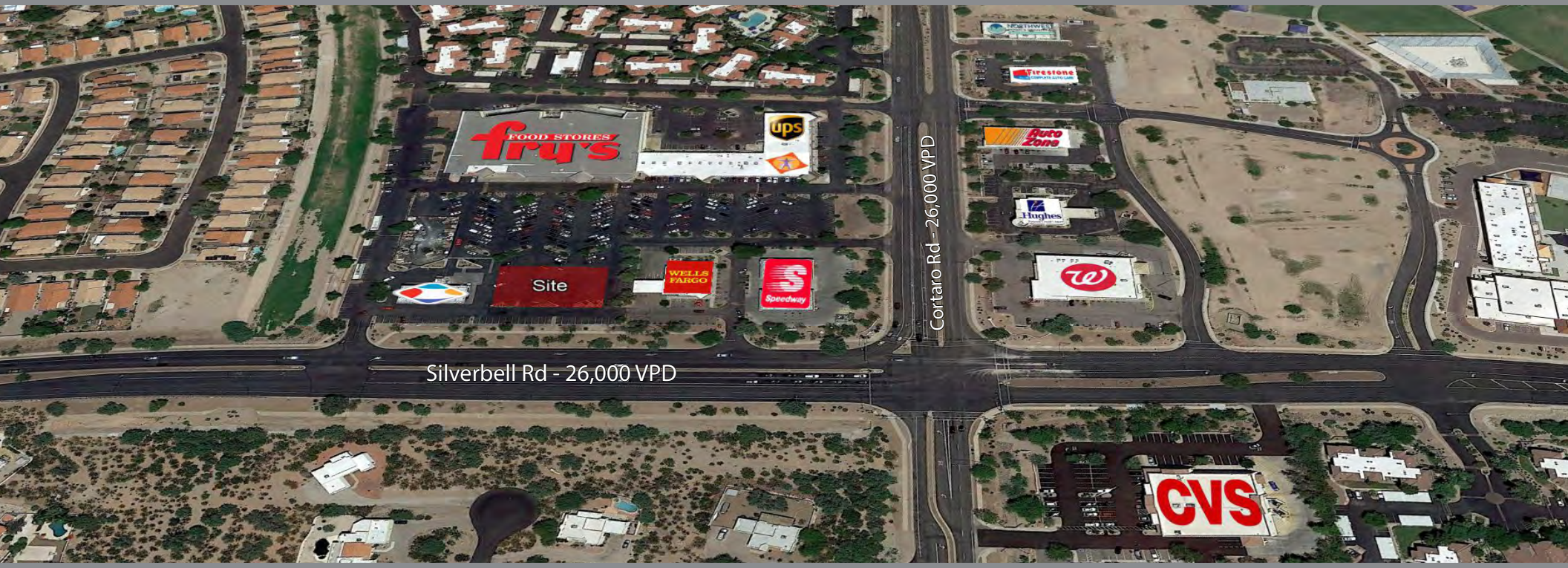


# FRY'S FOOD ANCHORED - SILVERBELL RD & CORTARO RD | MARANA, AZ



**ACRES:**  
±0.55

**SQUARE FEET:**  
±23,742

**ZONING:**  
COMMERCIAL

**ADDRESS:**  
7840 NORTH SILVERBELL ROAD, MARANA, AZ 85714

**SUMMARY:**  
This Fry's anchored neighborhood center is located at the intersection of Silverbell Road and Cortaro Road with a daily traffic count of over 50,000 vehicles per day. The surrounding trade area boasts a population of nearly 40,000 residents and over 30,000 workers with an average annual household income over \$90,000.



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# OVERVIEW

## TRAFFIC COUNTS

**Silverbell Road:** ± 26,000 VPD  
**Cortaro Road:** ± 26,526 VPD  
**Total Traffic:** ± 52,526 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$95,700	\$93,537	\$86,942

### Total Population

1 Mile	3 Miles	5 Miles
4,652	39,046	82,801

### Daytime Population

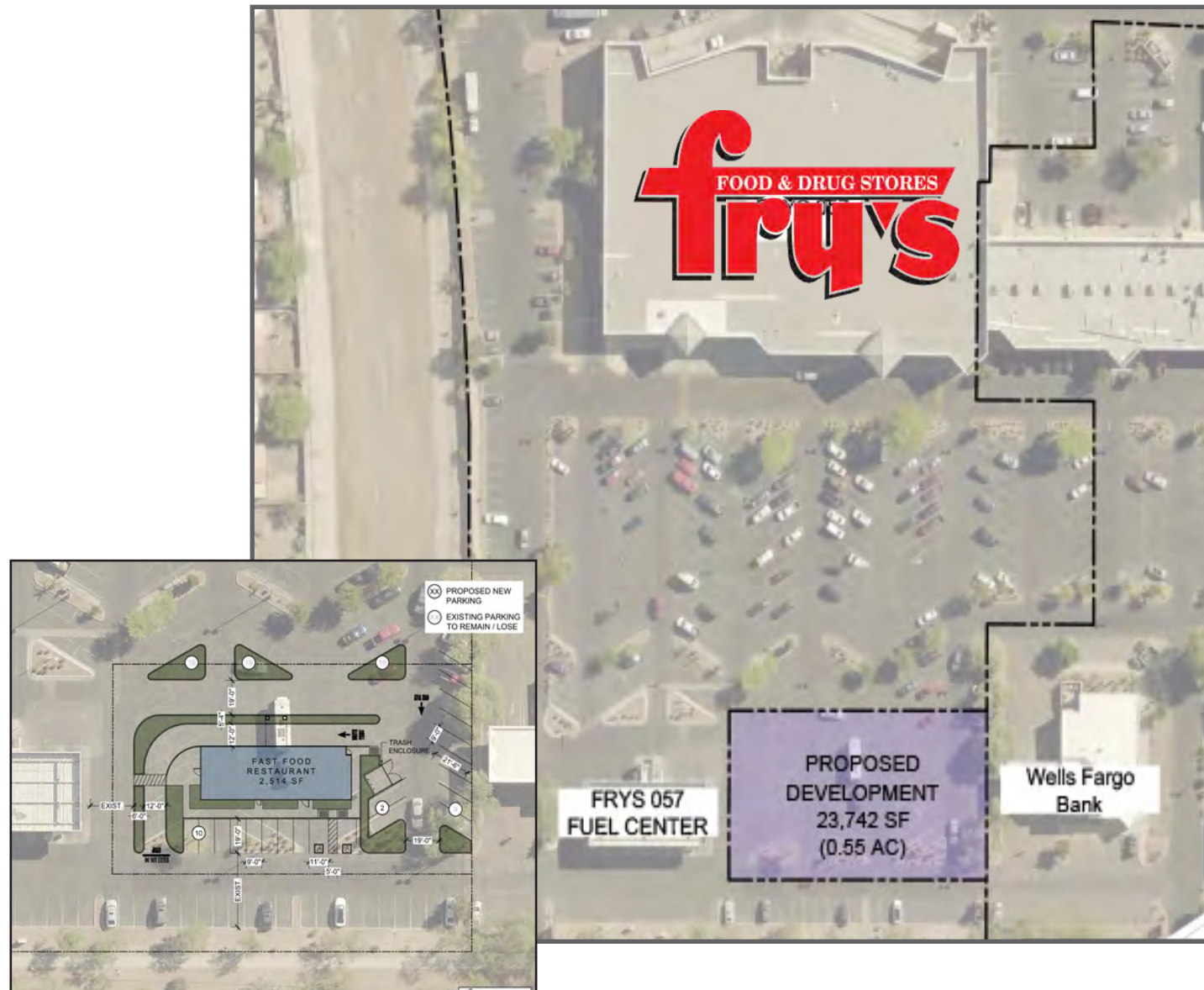
1 Mile	3 Miles	5 Miles
6,582	31,414	65,046

### Total Households

1 Mile	3 Miles	5 Miles
1,833	14,289	32,054

## AVAILABLE

- PAD ± 23,742 SF, 0.55 AC



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# AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



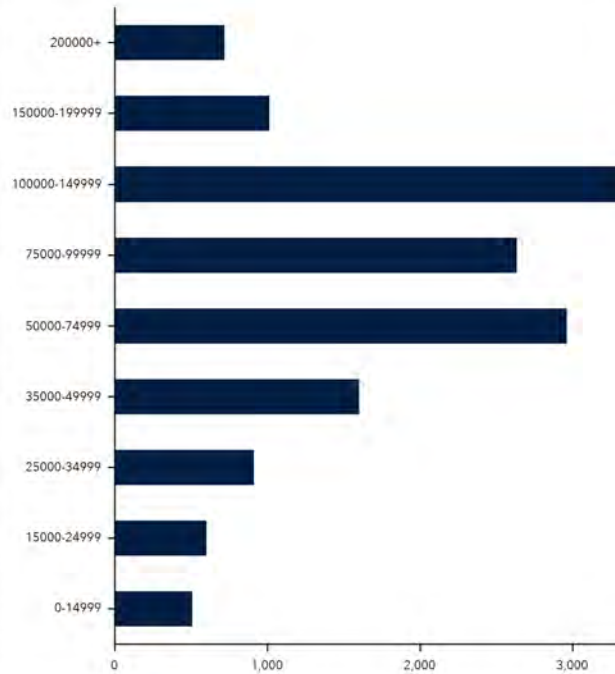
## INCOME



Company/Business Name	Direction	Distance
JERRY BOB'S FAMILY RESTAURANT	NE	0.1
ASIAN SPICE RESTAURANT	NE	0.1
PANDA EXPRESS	SE	0.1
TACO BELL	NE	0.5
EEGEE S INC	NE	0.5
NATIVE GRILL & WINGS	NE	0.6

*Closest 6 locations*

## KEY FACTS



Average Household Size for this area  
**2.73** which is more than the average for United States.

Area	Value	0.00	4.00
This area	2.73		
Arizona	2.64		
United States	2.59		
Pima County	2.46		

## EDUCATION



## EMPLOYMENT

