

GLADDEN FARMS | NEC OF TANGERINE RD & LON ADAMS RD | MARANA, AZ

Projected Opening Q3 2024



ADDRESS:

NEC OF N Tangerine RD & N Lon Adams RD, Marana, AZ

SUMMARY:

This grocery anchored neighborhood center is in the heart of the Gladden Farms subdivision located in the rapidly growing Tucson suburb of Marana, AZ. Situated on the corner of Lon Adams Rd and Tangerine Rd. just off Interstate 10 this area boasts an average daily traffic count of nearly 88,000 VPD. The center's seven mile trade area contains a population of nearly 40,000 with an average household income of over \$100,000 per year.



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GLADDEN FARMS | SITE

* Not a part



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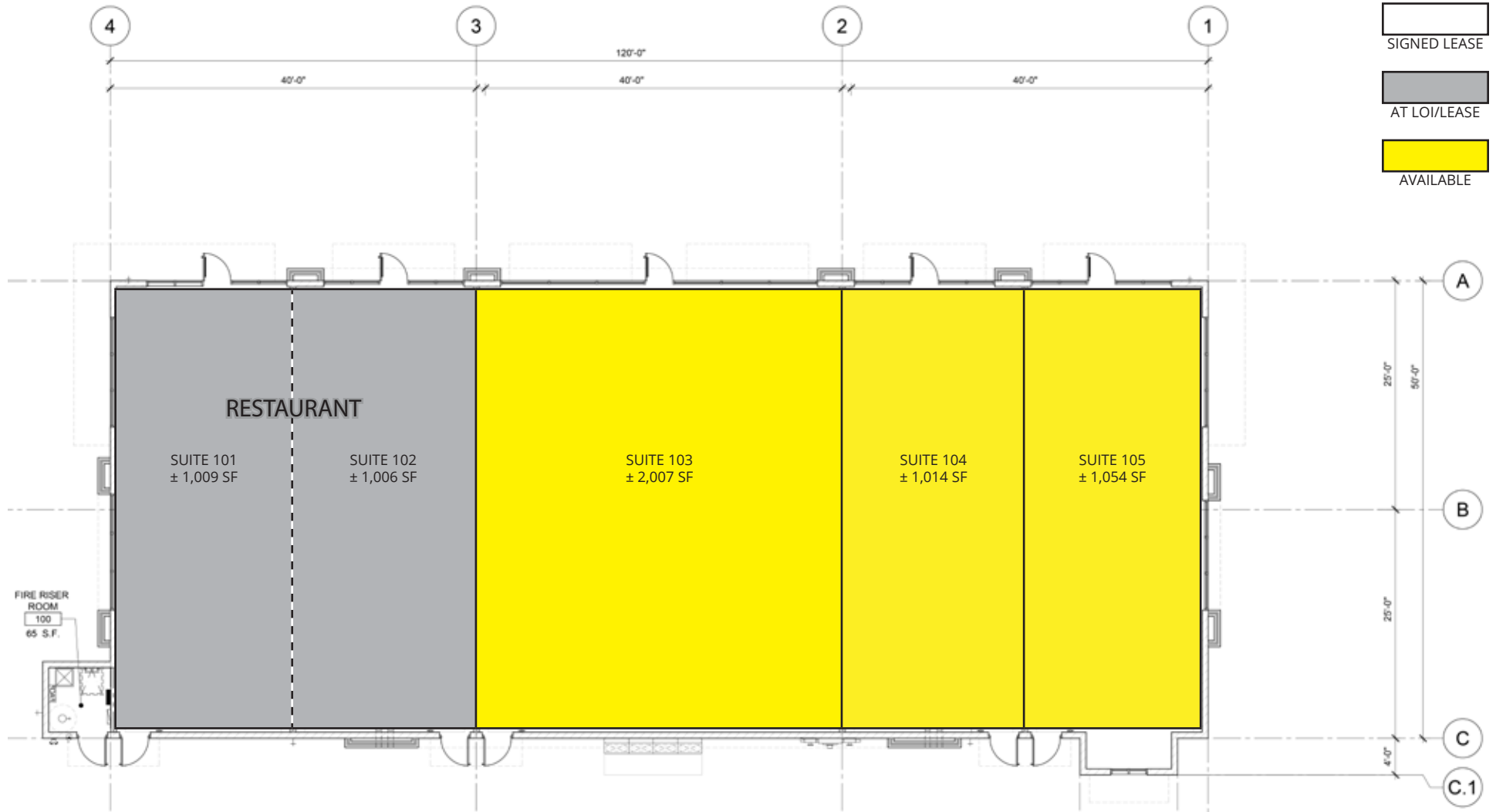
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GLADDEN FARMS | SHOPS A



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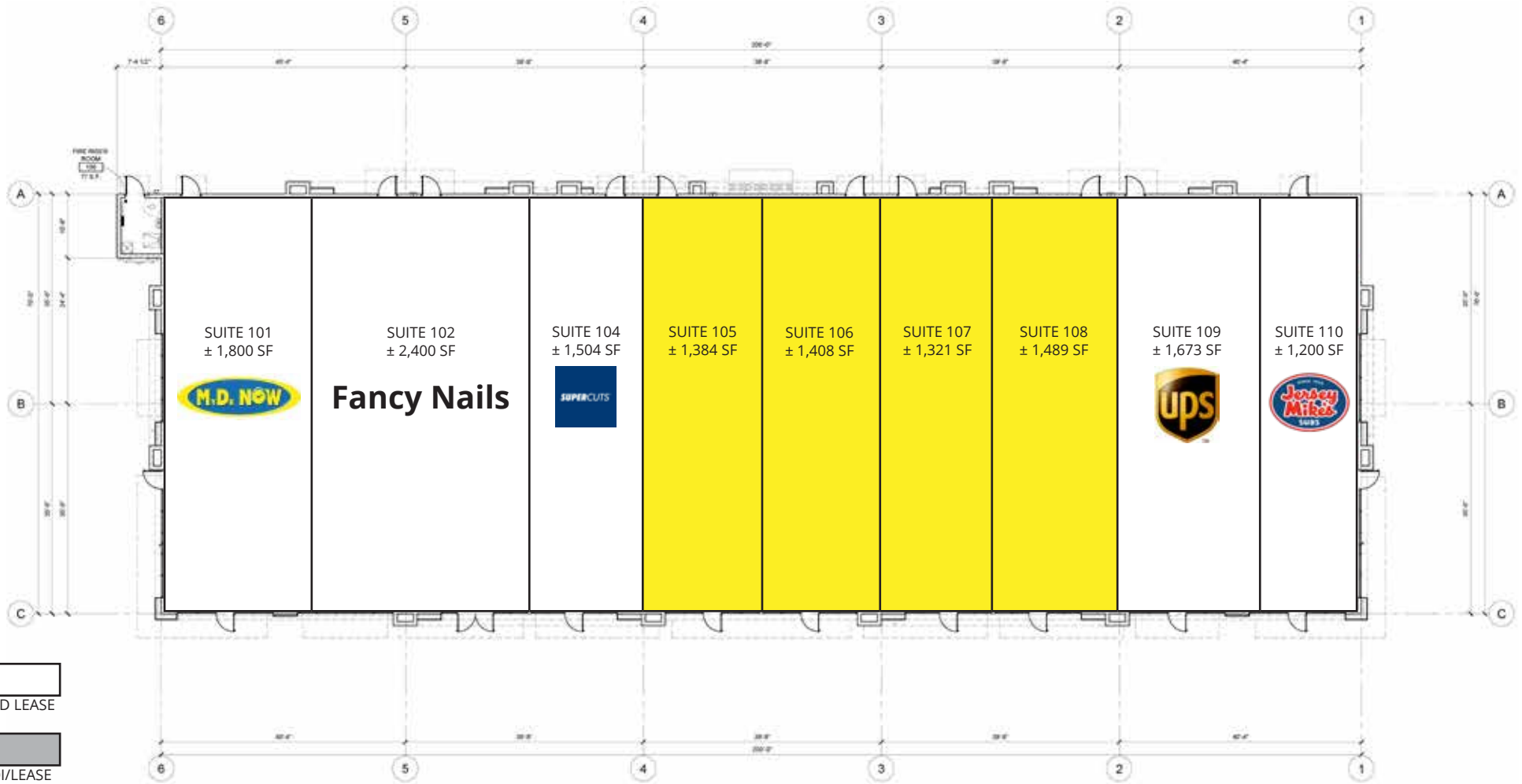
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GLADDEN FARMS | SHOPS B



 SIGNED LEASE
 AT LOI/LEASE
 AVAILABLE



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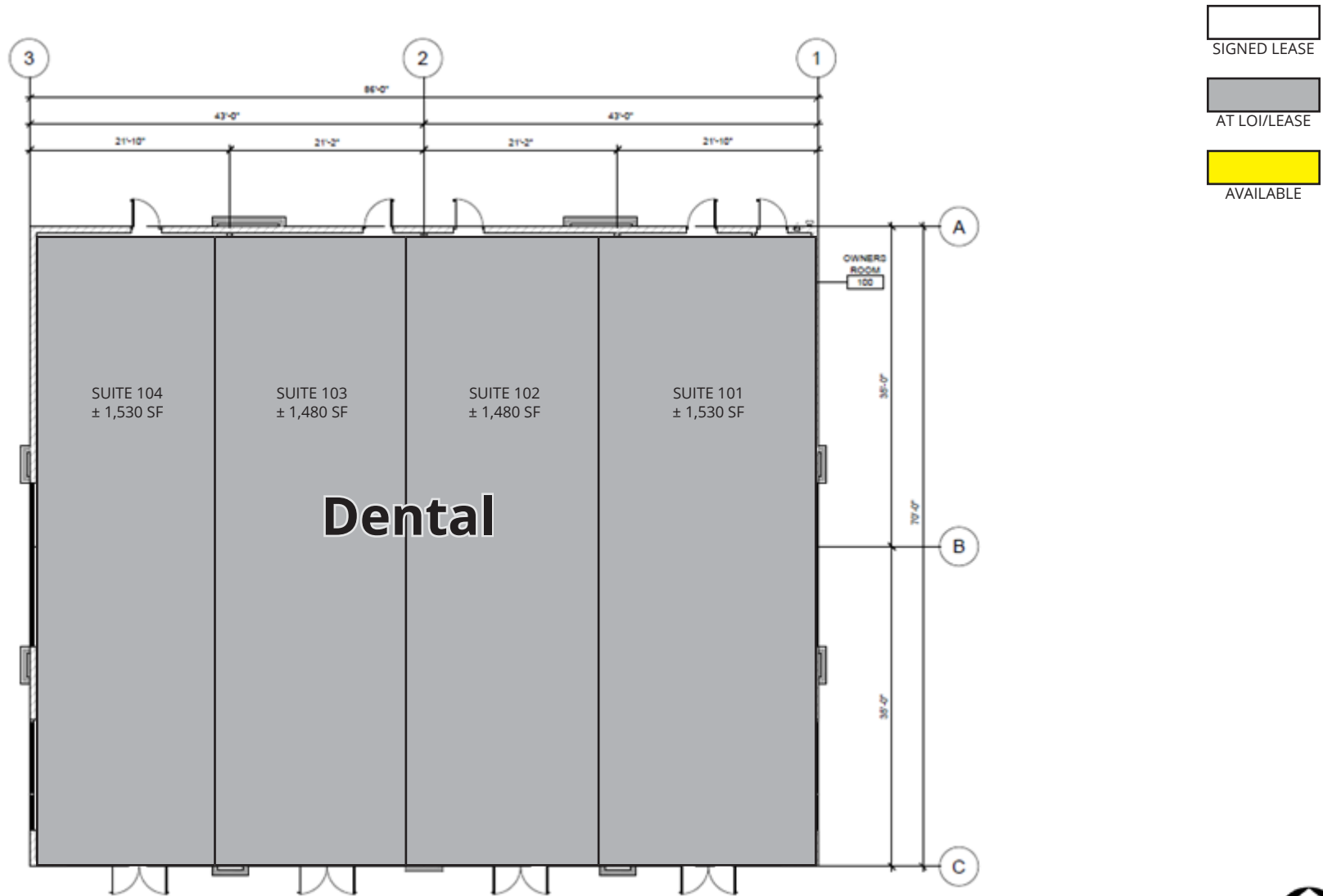
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GLADDEN FARMS | SHOPS C



Dental



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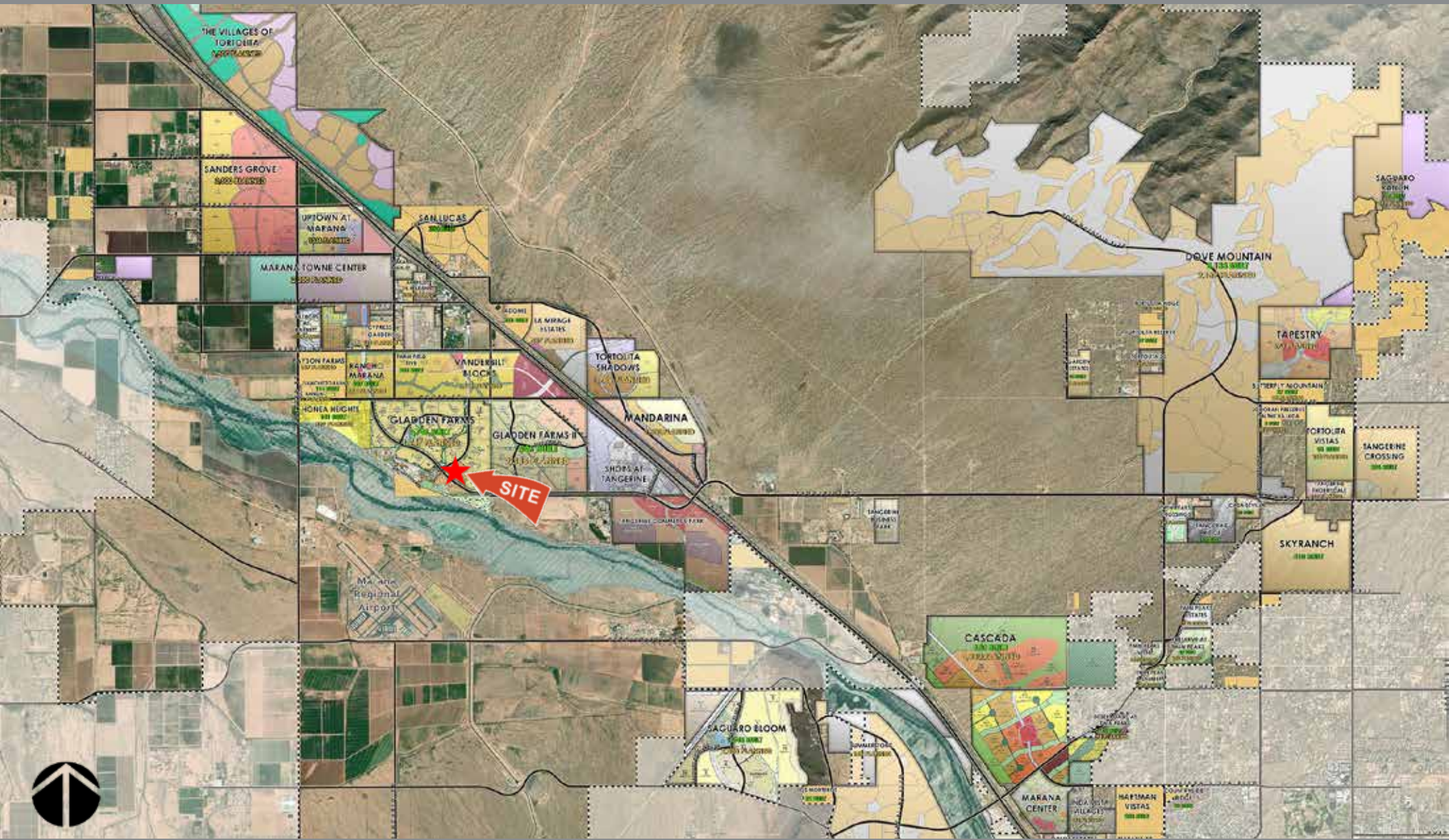
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GLADDEN FARMS | AERIAL



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GLADDEN FARMS | 5-MILE DEMOGRAPHICS

ANNUAL HOUSEHOLD SPENDING



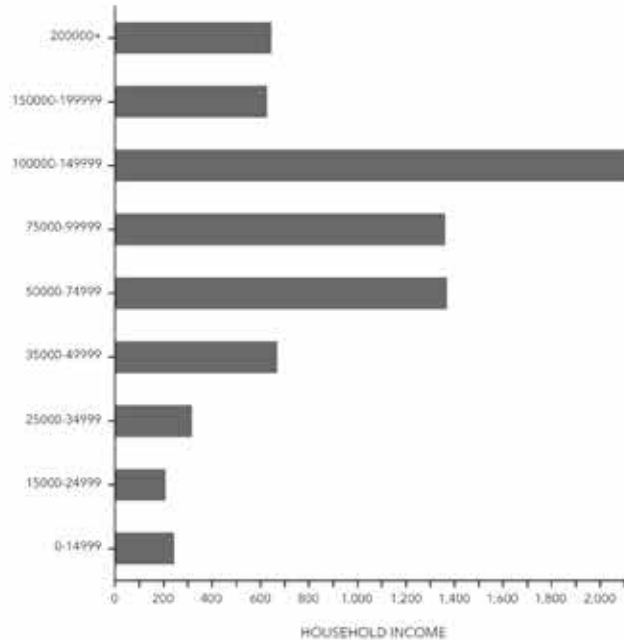
INCOME



Tapestry Segments



KEY FACTS

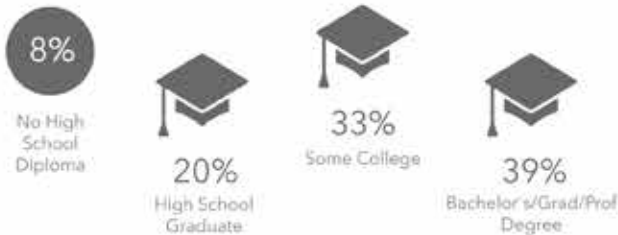


Average Household Size

for this area
2.88 which is more than the average for United States

Area	Value	0.00	4.00
This area	2.88	[Bar chart showing 2.88 relative to 0.00 and 4.00]	
Arizona	2.57	[Bar chart showing 2.57 relative to 0.00 and 4.00]	
United States	2.53	[Bar chart showing 2.53 relative to 0.00 and 4.00]	
Pima County	2.36	[Bar chart showing 2.36 relative to 0.00 and 4.00]	

EDUCATION



EMPLOYMENT



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