

# NEW PAD - FRY'S FOOD ANCHORED - TANGERINE & THORNYDALE | MARANA, AZ



**ACRES:**  
±0.71

**SQUARE FEET:**  
±30,778

**ZONING:**  
F (Specific Plan)

**ADDRESS:**  
12100 N THORNYDALE ROAD, MARANA, ARIZONA

**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.



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# OVERVIEW

## TRAFFIC COUNTS

**Tangerine Road:** ± 14,400 VPD  
**Thornydale Road:** ± 10,700 VPD  
**Total Traffic:** ± 25,100 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$118,621	\$121,901	\$112,305

### Total Population

1 Mile	3 Miles	5 Miles
2,296	20,766	76,175

### Daytime Population

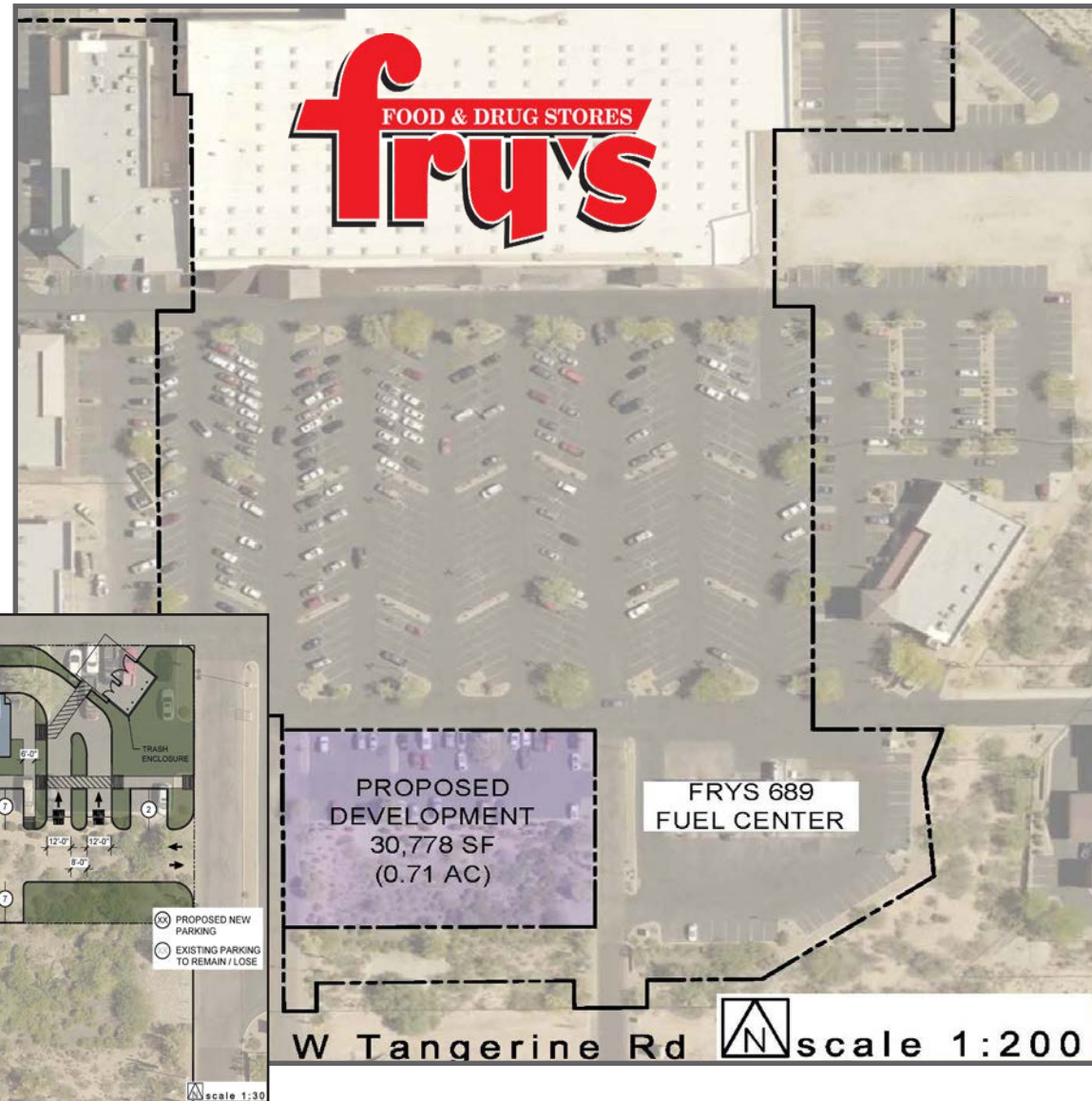
1 Mile	3 Miles	5 Miles
1,999	16,670	70,173

### Total Households

1 Mile	3 Miles	5 Miles
883	8,223	30,410

## AVAILABLE

- PAD ± 30,778 SF, 0.71 AC



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# DEMOGRAPHICS (3 MILES)

## ANNUAL HOUSEHOLD SPENDING



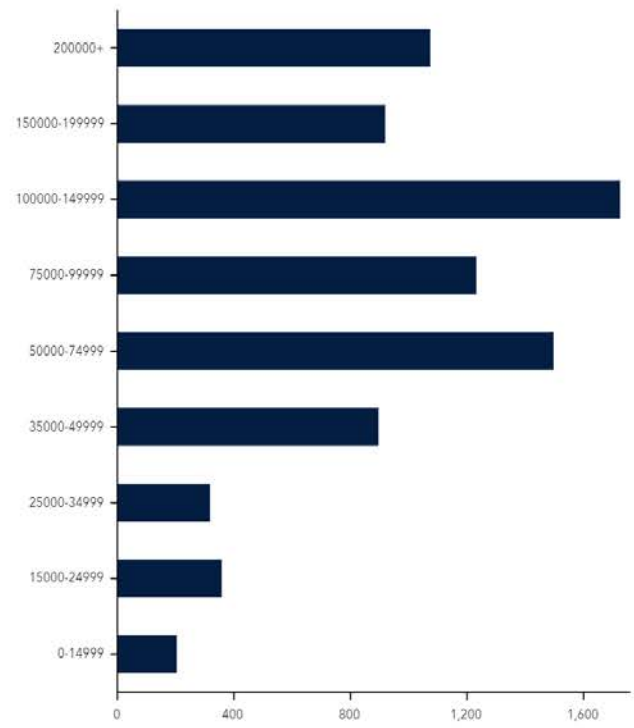
## INCOME



Company/Business Name	Direction	Distance
SUBWAY	NE	0.2
DOVE M GOURMET BISTRO	NE	0.2
MC DONALD'S	NE	0.2
BIANCHI'S ITALIAN	NE	0.3
DOVE MOUNTAIN GRILL	NW	2.0
DOVE MOUNTAIN BREWING CO	NW	2.0

*Closest 6 locations*

## KEY FACTS



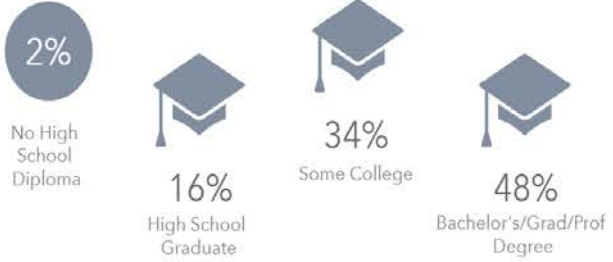
## Average Household Size

for this area

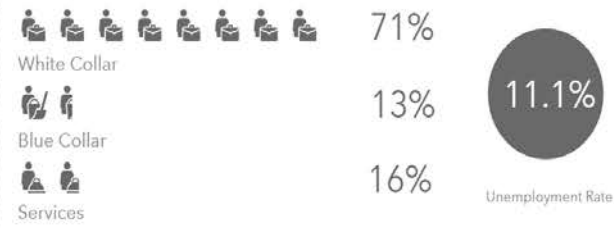
**2.52** which is less than the average for United States

Area	Value	0.00	4.00
Arizona	2.64		
United States	2.58		
This area	2.52		
Pima County	2.46		

## EDUCATION



## EMPLOYMENT



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