

# BROADWAY ROSEMONT | 5100 E. BROADWAY BLVD | TUCSON, AZ 85711

## REDEVELOPMENT OPPORTUNITY



### FREESTANDING RESTAURANT BUILDING FOR LEASE



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*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.*

# AVAILABILITY

**Available Space:** ±7,068 SF

Available as current existing building or redevelopment

# PROPERTY FEATURES

**Parking:** 10/1,000 SF

**Zoning:** PAD-1, Tucson

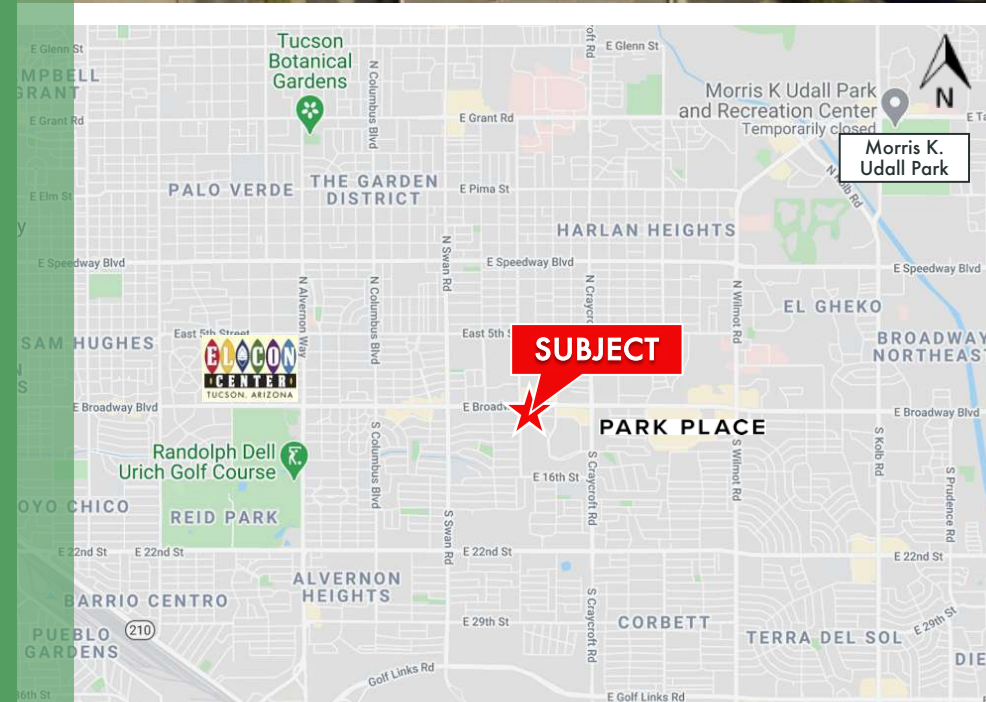
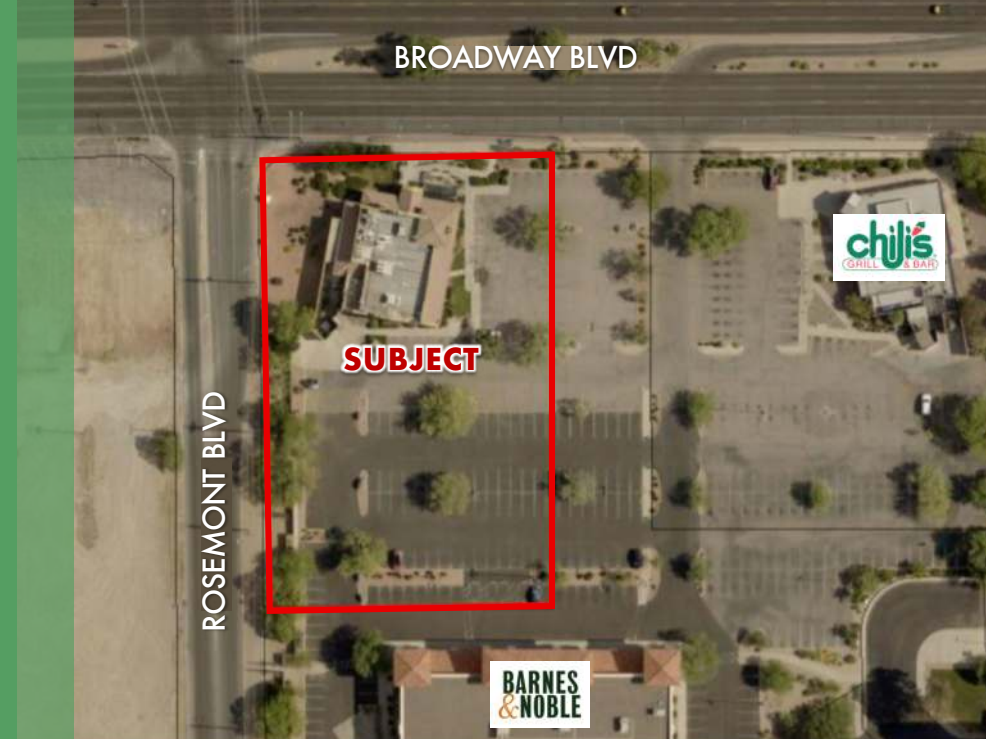
**Land Area:** 1.71 AC

**Year Built:** 1997

**Frontage:** 155 ft on Broadway Blvd.

# PROPERTY HIGHLIGHTS

- Former Macaroni Grill
- Prime monument signage
- Excellent visibility
- Redevelopment opportunity





# DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
Population	11,968	117,977	268,258
Average Family Income	\$65,890	\$58,116	\$63,226
Employees	12,433	69,072	152,063
Total Retail Expenditures	\$712 Million	\$3.2 Billion	\$5 Billion





