

LAND FOR SALE

# RIVERSIDE PLAZA

NEAR THE CORNER OF SILVERBELL & CORTARO ROADS IN MARANA, AZ



## HIGHLIGHTS:

- ADJACENT TO SILVERBELL-CORTARO DISTRICT PARK AND THE WHEELER-TAFT ABBETT, SR. PIMA COUNTY PUBLIC LIBRARY
- **LOCATED IN THE CONTINENTAL RANCH/RESERVE TRADE AREA**
- EASY ACCESS TO INTERSTATE 10
- **NEARBY THE ARIZONA PAVILIONS RETAIL DEVELOPMENT WITH ANCHORS SUCH AS SUPER WALMART, KOHL'S, AND LA FITNESS**
- FINISHED PAD WITH ALL UTILITIES AT OR NEAR PARCEL BOUNDARIES
- **PROPERTY ZONED TOWN OF MARANA F**

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## EST. DEMOGRAPHICS

|                    | 5 MINS   | 10 MINS  | 15 MINS  |
|--------------------|----------|----------|----------|
| POPULATION         | 16,308   | 53,296   | 118,697  |
| AVG HH INCOME      | \$88,643 | \$79,537 | \$70,939 |
| DAYTIME POPULATION | 15,174   | 42,704   | 110,737  |

SOURCE: CLARITAS 2015

## TRAFFIC COUNTS

|                 |                   |
|-----------------|-------------------|
| CORTARO ROAD    | 39,000 VPD (2012) |
| SILVERBELL ROAD | 26,000 VPD (2010) |

SOURCE: PAG

## DIAMOND VENTURES

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