

4011 E. GRANT ROAD

TUCSON, AZ 85712



For Sale | Investment Restaurant Property

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WAKEFIELD



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4011 E. GRANT ROAD

TUCSON, AZ 85712

BUILDING SIZE

2,115 SF

LAND SIZE

25,107 SF

SALE PRICE

\$785,000

TRAFFIC COUNTS

Grant Road: 29,534 vpd (2017)

NEIGHBORING TENANTS

Walmart Neighborhood Market, VASA Fitness, Dollar Tree, Humana/Iora Health, Cashbox, Burger King & More

COMMENTS

- Tenant is Filiberto's Mexican Food restaurant with drive-thru and monument signage
- Located on the heavily trafficked Grant Rd, just east of Alvernon intersection
- Adjacent to Walmart Neighborhood Market anchored center.

ASSESSOR PARCEL NO.

110-07-215A

PROPERTY TAXES

\$8,595.00 (2018)

TENANT LEASE

New 10 year term
\$5,500/ Month NNN

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	22,677	\$44,760	5,970	\$216.5 M
3 Miles	113,979	\$60,049	94,393	\$1.31 B
5 Miles	272,031	\$59,105	198,044	\$2.92 B

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AERIAL



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