

NEC KOLB & ESCALANTE RDS

3797 S. KOLB ROAD, TUCSON, AZ 85730



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WAKEFIELD



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For Lease | Former Convenience Store

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3797 S. KOLB ROAD, TUCSON, AZ 85730

AVAILABLE

±2,200 SF

PARCEL SIZE

±22,366 SF

LEASE RATE

\$3,500/ Mo., MG

ZONING

C-1, City of Tucson

TRAFFIC COUNTS

Kolb Road: 33,671 vpd (2017)

Escalante Road: 9,357 vpd (2018)

COMMENTS

- Former Convenience Store (No Gas Tanks)
- Monument sign available
- High traffic corner near Davis Monthan Air Force Base



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME

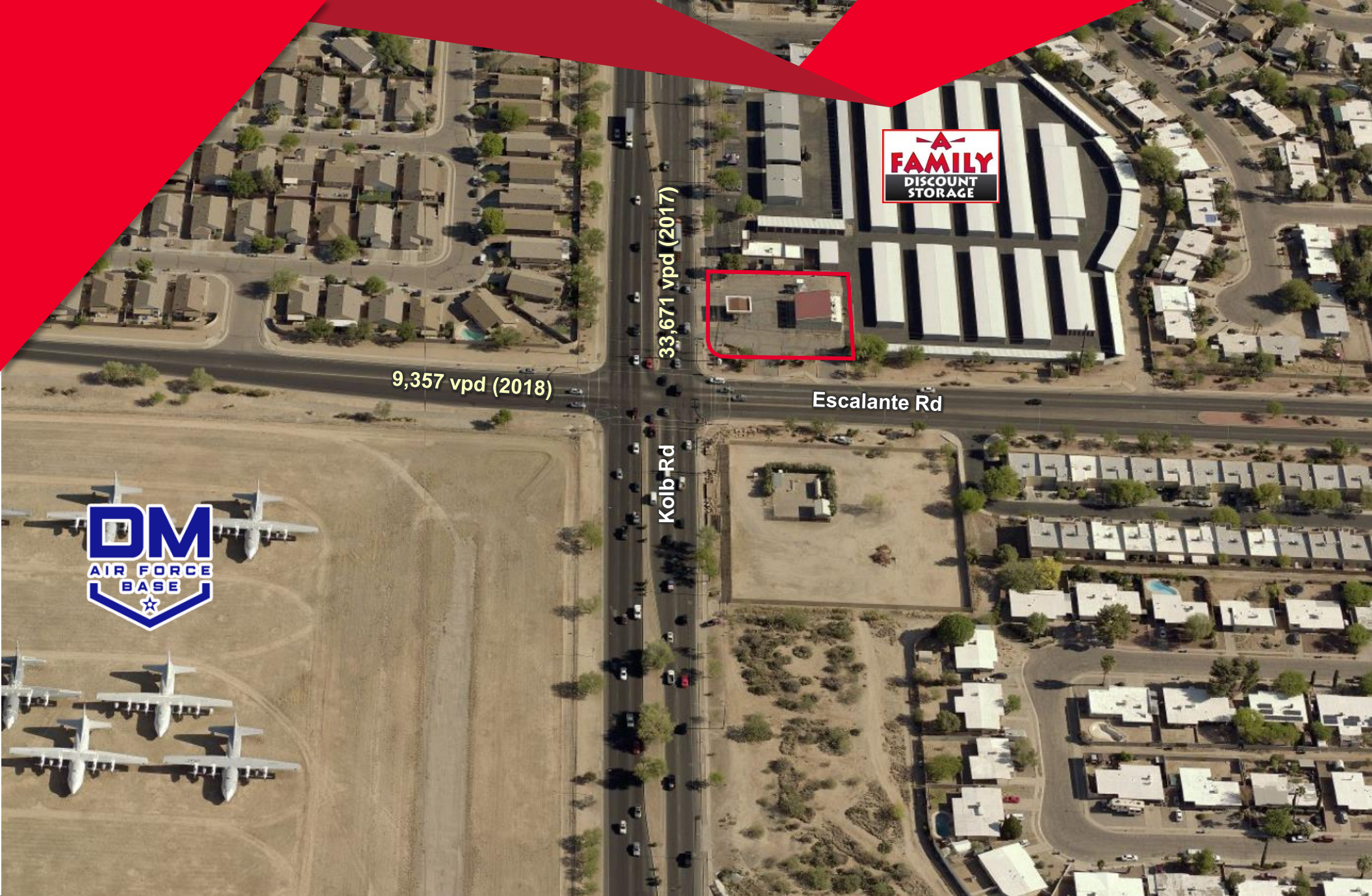


DAYTIME
POPULATION

1 Mile	13,964	\$56,734	1,092
3 Miles	73,296	\$59,003	16,698
5 Miles	192,835	\$60,853	81,892

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