

4702 E. 22ND STREET

TUCSON, AZ 85711



For Sale or Lease | Commercial Property

WE ARE
THE CENTER
OF RETAIL



Rob Tomlinson / rtomlinson@picor.com / +1 520 546 2757
PICOR.COM



CUSHMAN &
WAKEFIELD



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4702 E. 22ND STREET

TUCSON, AZ 85711

BUILDING SIZE

2,802 SF Bldg, .80 Acres

LEASE RATE

Upon Request

SALE PRICE

\$1,100,000

PARCEL NO.

131-01-054A

COMMENTS

- High traffic arterial signalized intersection (combined 70,830 vehicles per day)
- Full concrete paving
- Central location
- On the “going home” side of the road
- C-2 (Heavy Commercial) zoning
- Heavy concentration of auto dealerships



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

| | POPULATION | AVERAGE HOUSEHOLD INCOME | DAYTIME POPULATION | TOTAL RETAIL EXPENDITURE |
|---------|------------|-----------------------------|-----------------------|-----------------------------|
| 1 Mile | 17,051 | \$39,609 | 4,002 | \$121.52 M |
| 3 Miles | 100,345 | \$53,098 | 60,982 | \$945.04 M |
| 5 Miles | 284,244 | \$53,159 | 189,050 | \$2.65 B |

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CUSHMAN &
WAKEFIELD

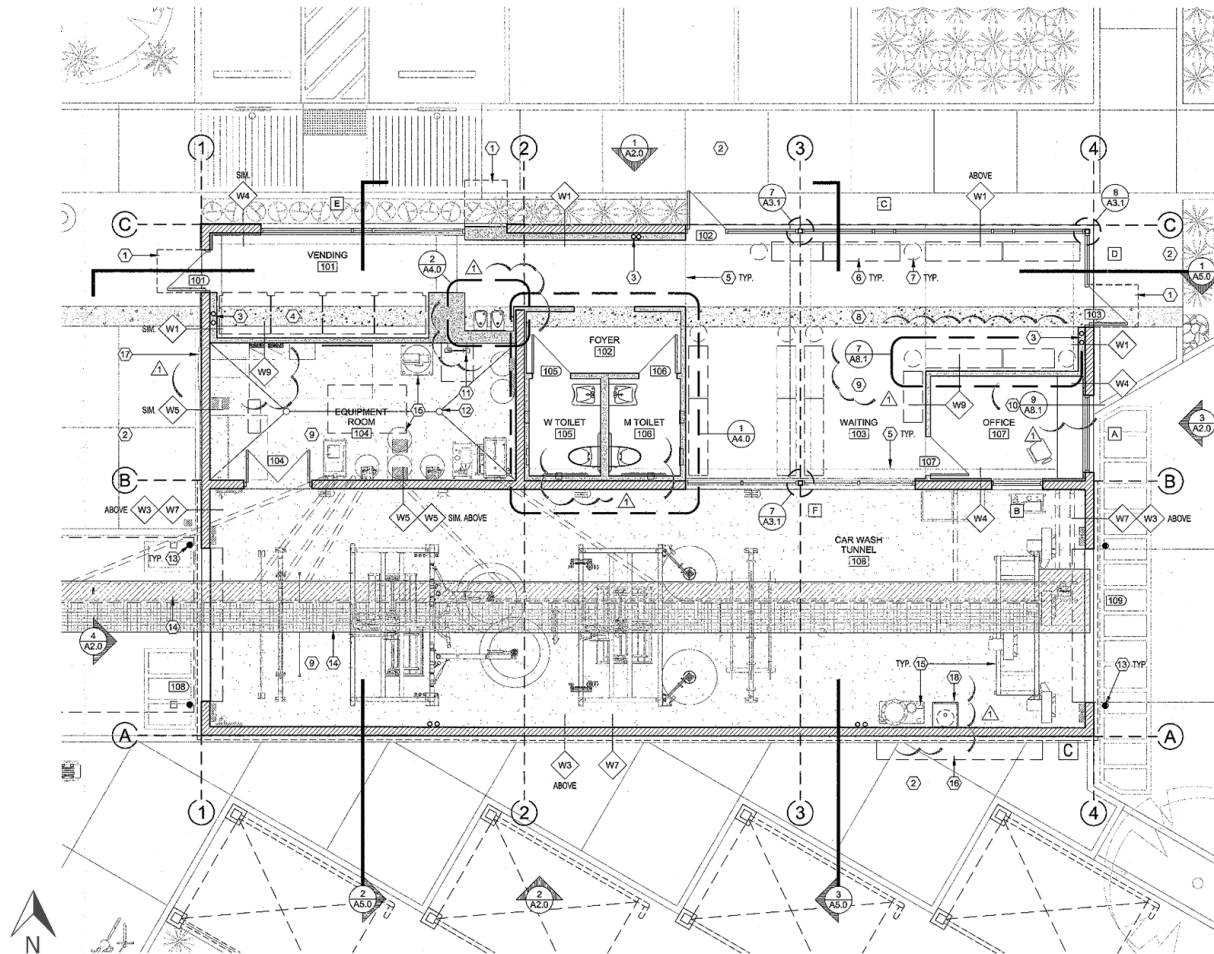


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FLOOR PLAN



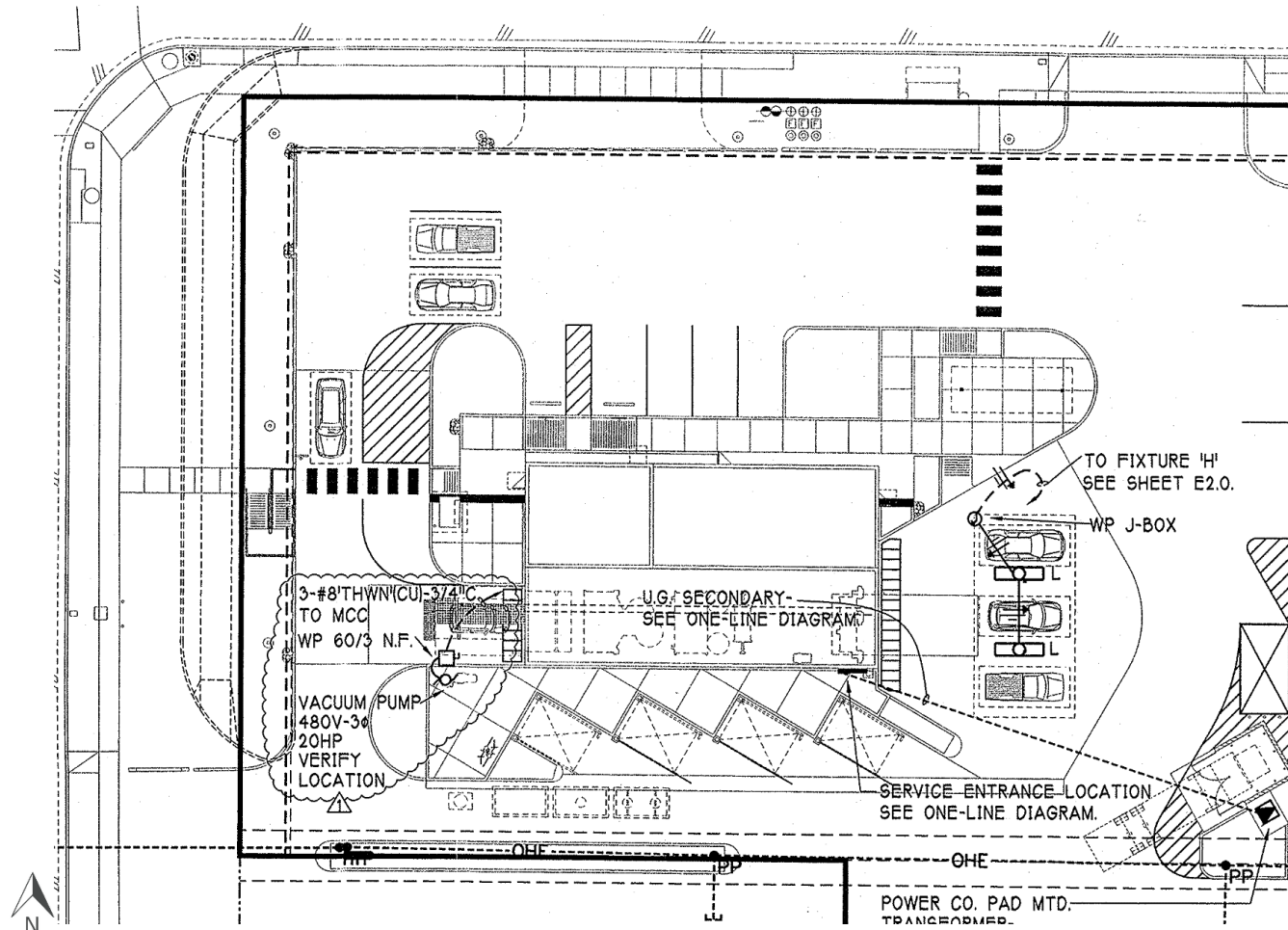
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SITE PLAN



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