NEC 22nd St / Harrison Rd / Old Spanish Trail | Tucson, AZ





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PROPERTY DETAILS

Availability	Suite 111: 820 SF CLICK TO VIEW VIRTUAL TOUR		
	Suite 127: 1,200 SF VIRTUAL TOUR		
Lease Rate	Contact Agent		
NNN Rate	\$9.09/SF		
Availability	Immediate		
Year Built	2004		
Zoning	C-2, City of Tucson		
Address	NEC 22nd Street & Harrison Road, Tucson AZ 85748		

HIGHLIGHTS

- · Major regional intersection in one of Tucson's fastest growing trade areas
- Center is located at a high traffic intersection of three major streets that are used by over 45,000 vehicles per day
- Monument and tower signage available

TRAFFIC COUNTS

Harrison Rd	18,240 VPD (2023)
Old Spanish Trail	8,587 VPD (2023)
22 nd St	16,804 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	9,821	\$118,359	1,994
3 Miles	81,494	\$99,095	15,333
5 Miles	161,329	\$100,824	40,297

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance 1/22/2025

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SITE PLAN



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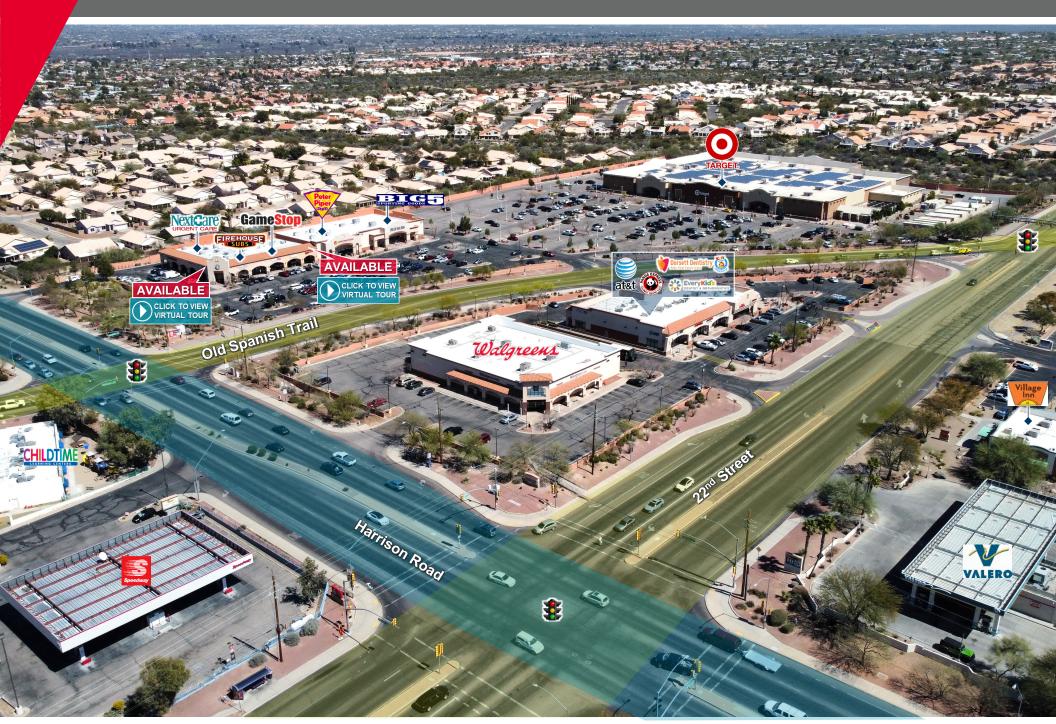
FLOOR PLAN 9525 E. 22ND STREET, SUITE 111 - ±820 SF





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