

# 4874 S. LANDING WAY

TUCSON, AZ 85714



For Lease | Retail Shop Space

WE ARE  
THE CENTER  
OF RETAIL



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CUSHMAN &  
WAKEFIELD



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## RETAIL SPACE

1,600 SF Suite 140

## LEASE RATE

\$32.00/SF NNN

## NNN CHARGES

±\$9.00/SF

## NEIGHBORING TENANTS

Planet Fitness, Hobby Lobby, Oregano's Pizza Bistro, Chipotle, Taco Bell, In-N-Out Burger, Chick-fil-A & More

## COMMENTS

- Highly visible freestanding building
- New quality construction
- Clean space with first class build out
- Strong co-tenancy



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,511	\$51,278	3,800	\$108.06 M
3 Miles	108,131	\$49,173	32,501	\$719.97 M
5 Miles	204,139	\$53,368	100,471	\$1.52 B

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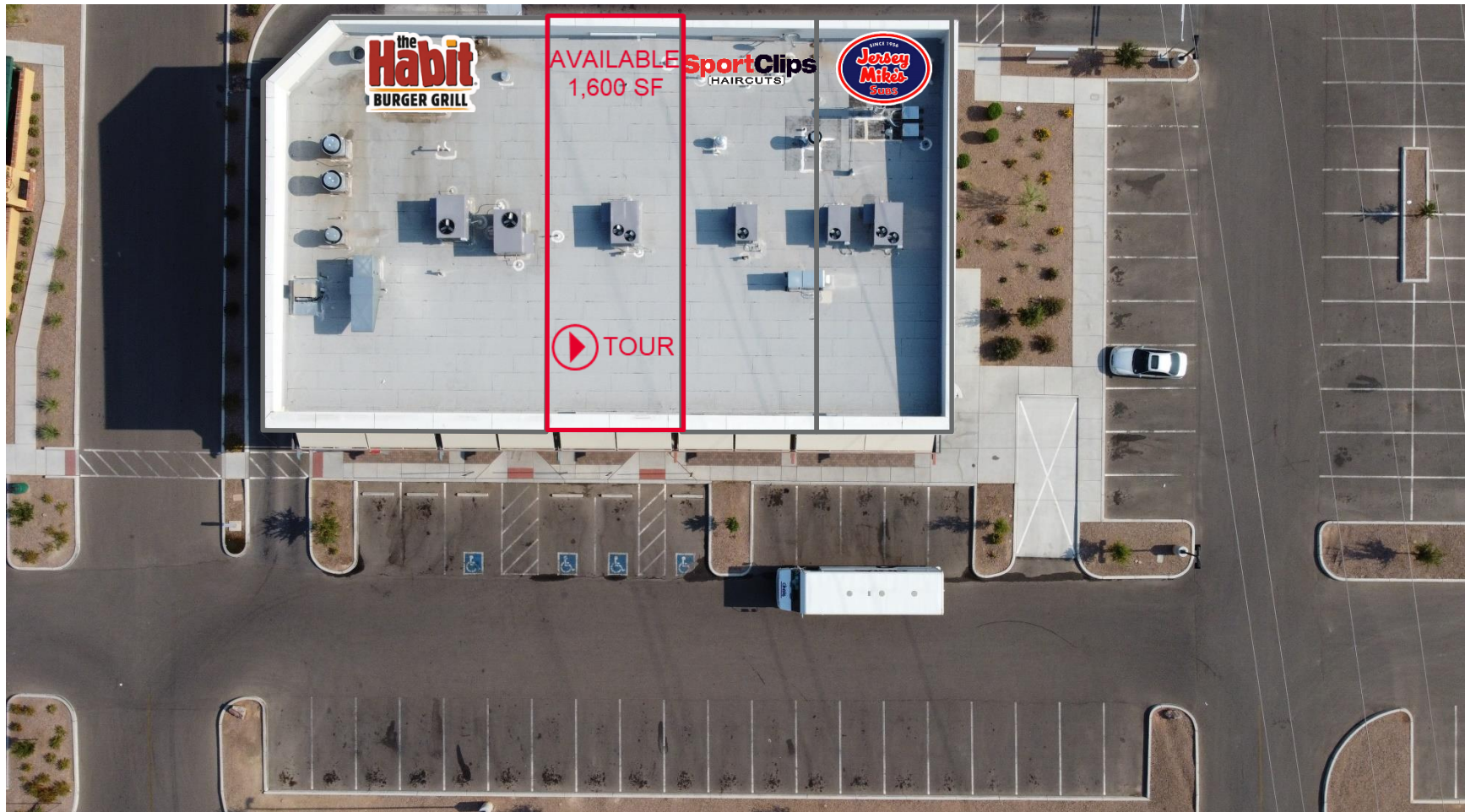


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## SITE AERIAL



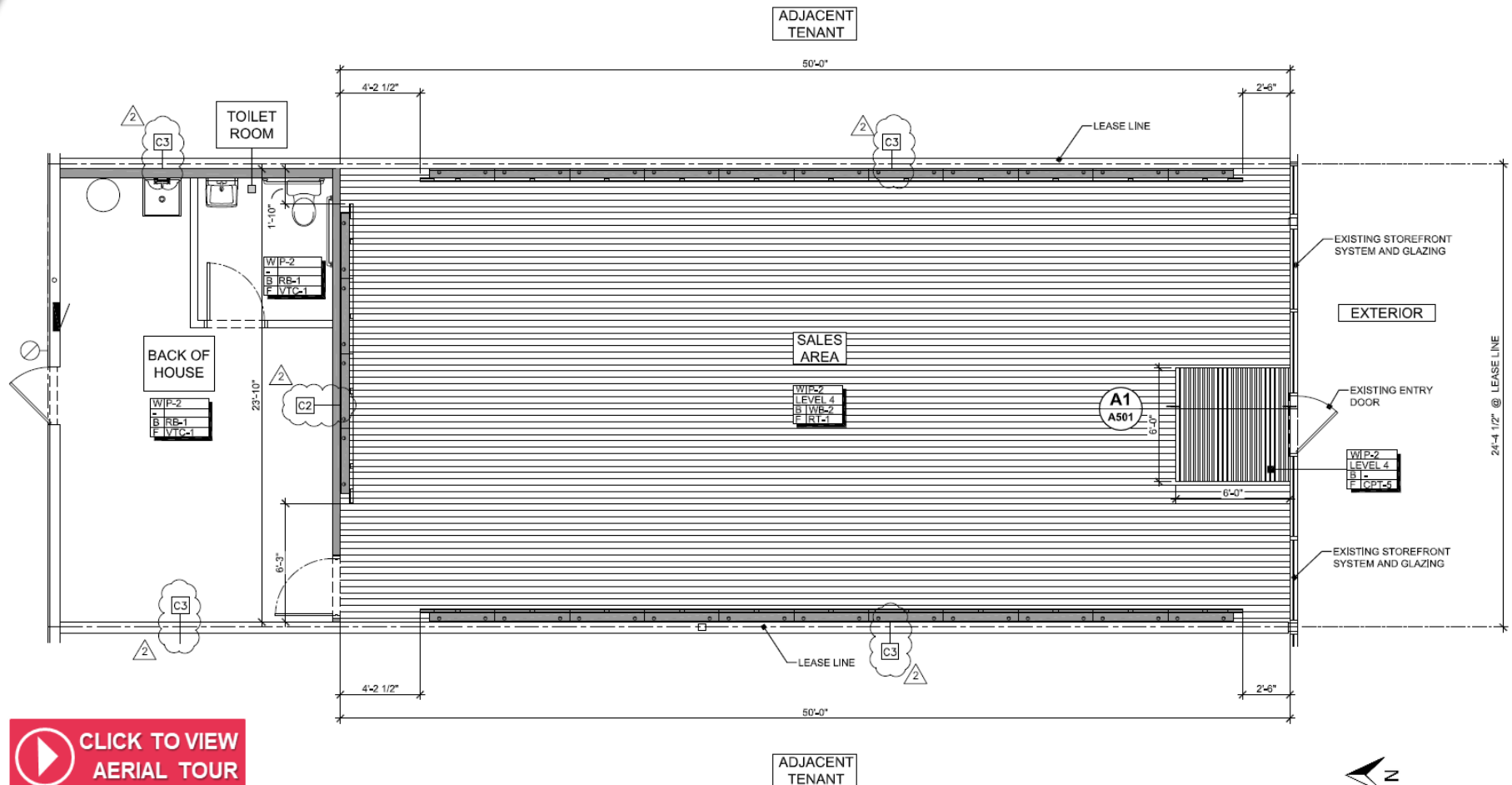
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## FLOOR PLAN



**CLICK TO VIEW  
AERIAL TOUR**

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## NEIGHBORHOOD RETAIL MAP



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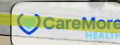
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**I-19 Traffic Count**  
73,091 VPD 2020  
MPSI Estimate



EXIT 98



PROPOSED  
FUTURE  
DEVELOPMENT

HOBBY LOBBY

PROPOSED  
FUTURE  
DEVELOPMENT



City of Tucson

SANTA CRUZ RIVER



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