

5301-5319 E. SPEEDWAY BLVD

TUCSON, AZ 85712



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OF RETAIL

For Lease | Last End-Cap Space Available



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RETAIL SPACE

5319 - 2,400 SF

LEASE RATE

\$15.00/SF, NNN

NNN CHARGES

\$3.75/SF

NEIGHBORING TENANTS

Summit Hut, Walgreens, McDonald's, QuikTrip, Family Dollar, Autozone, Big 5 & More

COMMENTS

- Excellent visibility with Speedway Blvd frontage
- Tenants include Kingston Jamaican Kitchen and Access Medical Wheelchairs
- Good ingress / egress
- Traffic Count on Speedway Blvd 36,606 VPD (2022)
- Zoned C-2, City of Tucson



NEIGHBORHOOD DEMOGRAPHICS



1 Mile	14,932	\$77,429	12,217	\$208.57
3 Miles	114,863	\$76,923	60,285	\$1.53 B
5 Miles	271,984	\$82,231	117,773	\$3.59 B

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SITE PLAN



Not To Scale

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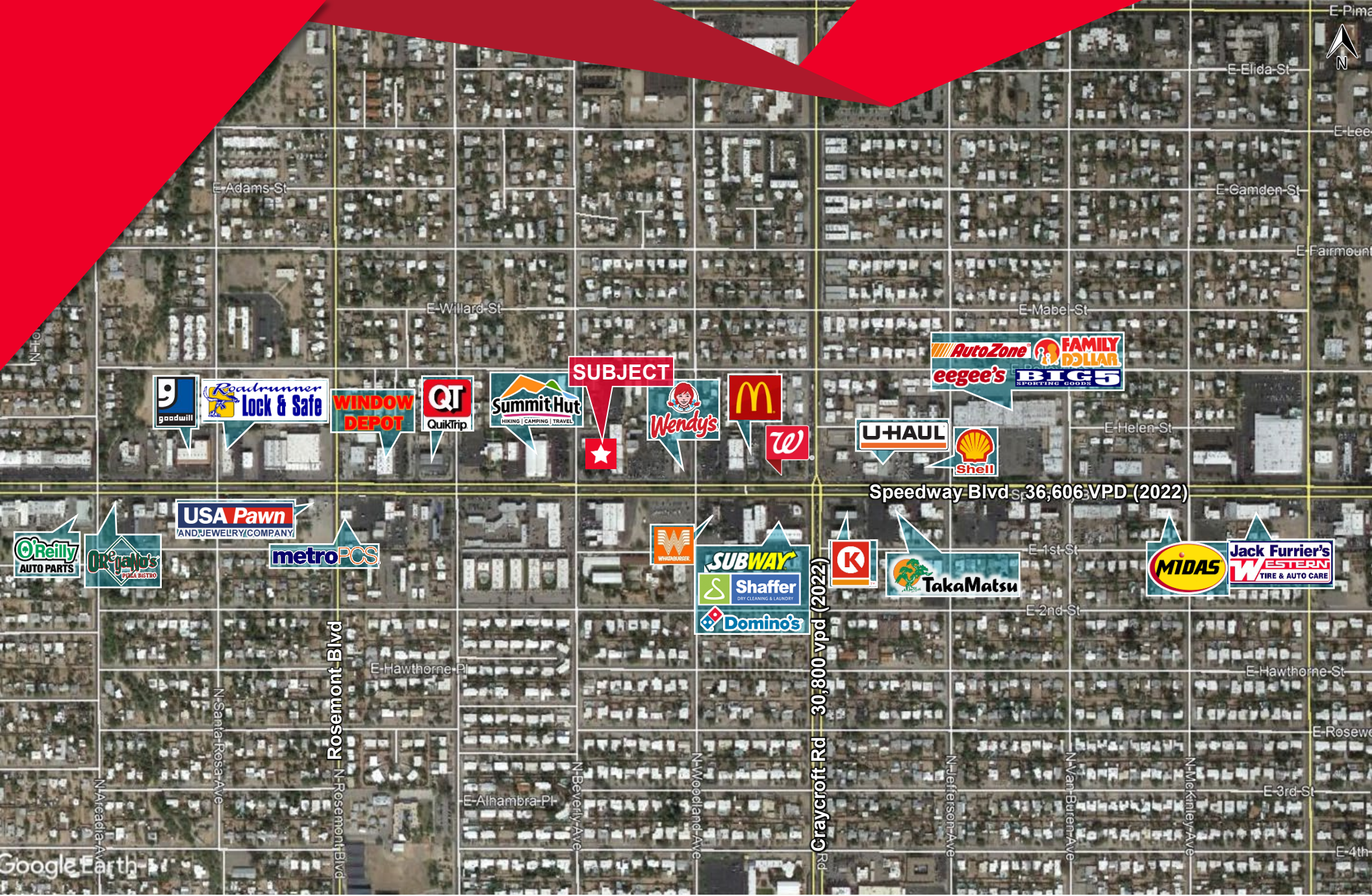
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AERIAL MAP



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