

7860 E. WRIGHTSTOWN RD



SOUTHWEST CORNER OF WRIGHTSTOWN/PANTANO, TUCSON, AZ

For Lease | Freestanding Restaurant Building with Drive Thru

WE ARE
THE CENTER
OF RETAIL



Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
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PICOR.COM

7860 E. WRIGHTSTOWN RD

SOUTHWEST CORNER OF WRIGHTSTOWN/PANTANO
TUCSON, AZ

BUILDING SIZE

2,398 SF

LEASE RATE

Contact Agent

NNN CHARGES

\$9.50/SF

LOT SIZE

0.526 Acres

ZONING

C-1, City of Tucson

TRAFFIC COUNTS

Wrightstown Rd: 9,050 VPD (2020)

Pantano Rd: 15,920 VPD (2020)

Tanque Verde Rd: 44,009 VPD (2020)

COMMENTS

- Great access and visibility
- Good frontage and signage
- Restaurant improvements included



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	9,490	\$57,614	2,153	\$132.01 M
3 Miles	81,265	\$58,274	35,173	\$1.1 B
5 Miles	214,611	\$61,107	82,649	\$2.78 B

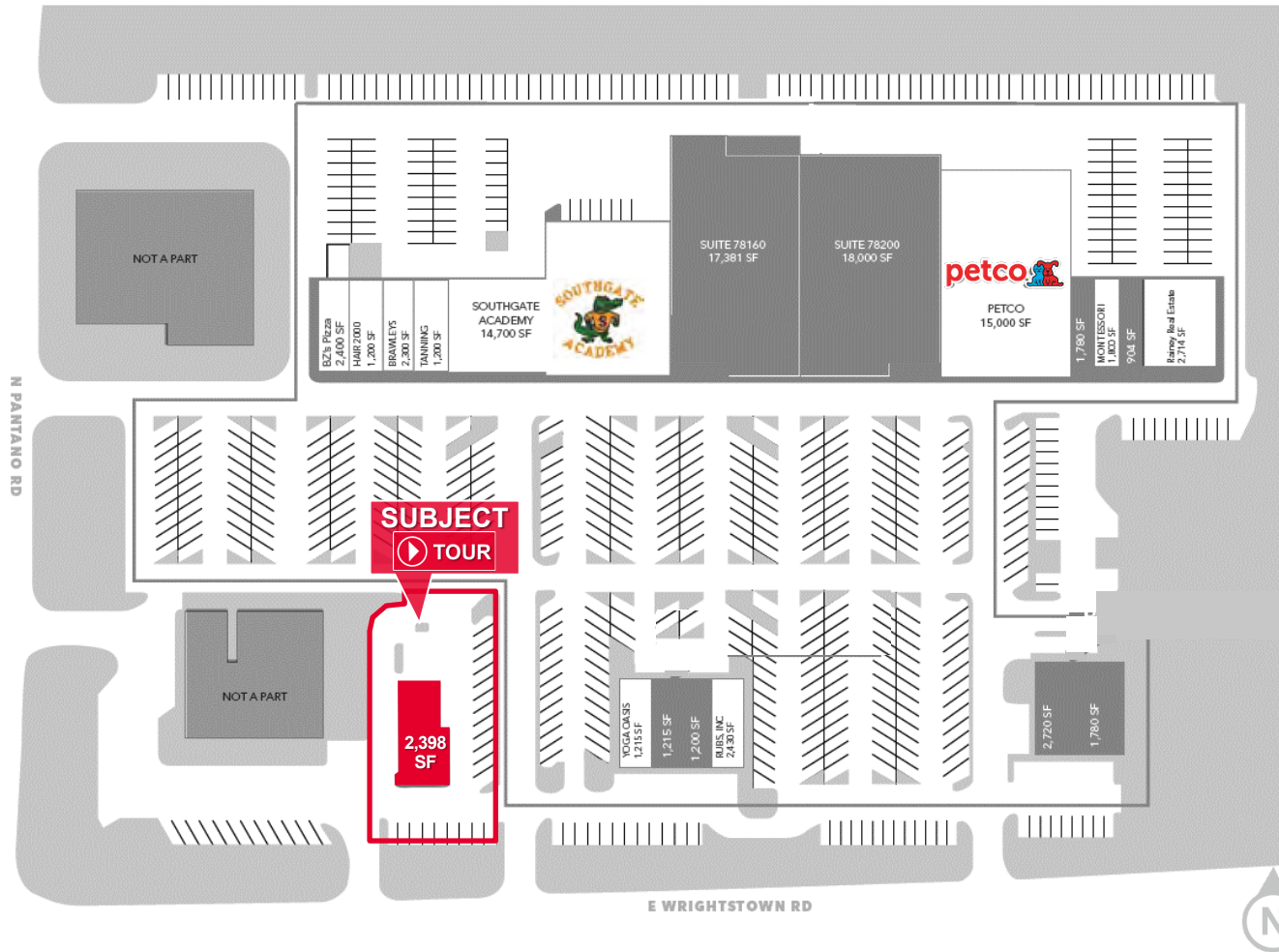
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SITE PLAN



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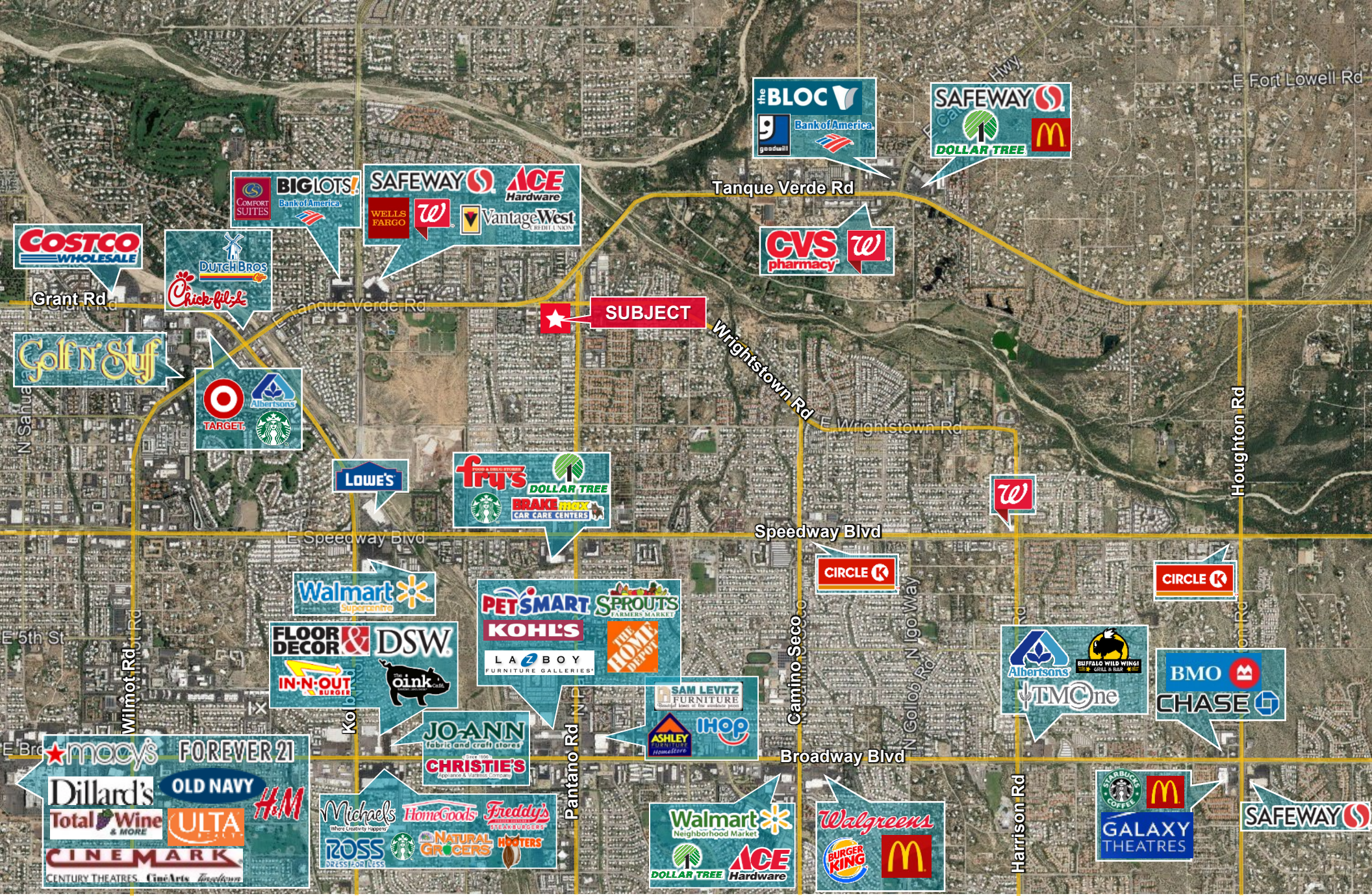
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OBLIQUE AERIAL



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client. 9/23/2021

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