

FOR SALE 3990 N. Stone Avenue Tucson, AZ 85705



PROPERTY HIGHLIGHTS

- · Freestanding identity at signalized corner
- Abundant parking
- · High traffic counts
- · Strong daytime employment
- · Dense population in area

| BUILDING SF | N/A |
|----------------|------------|
| LAND SF | 22,216 |
| YEAR BUILT | N/A |
| PARKING | N/A |
| TRAFFIC COUNTS | 24,809 VPD |

| SIGNAGE TYPE | Monument |
|---------------|-----------------|
| 1-MILE (POP.) | 18,387 |
| 3-MILE (POP.) | 106,864 |
| MED. INCOME | \$40,829 (1-MI) |
| SPACE USE | Retail / Office |
| | |



JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com

GREG FURRIER

Principal +1 520 909 6111 gfurrier@picor.com

ROB TOMLINSON

Principal +1 520 546 2757 rtomlinson@picor.com

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LEGAL INFORMATION

| TAX PARCEL ID | 106-02-043C |
|---------------|---------------------|
| 2023 RE TAXES | \$5,442.65 |
| ZONING | C-1, City of Tucson |





RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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