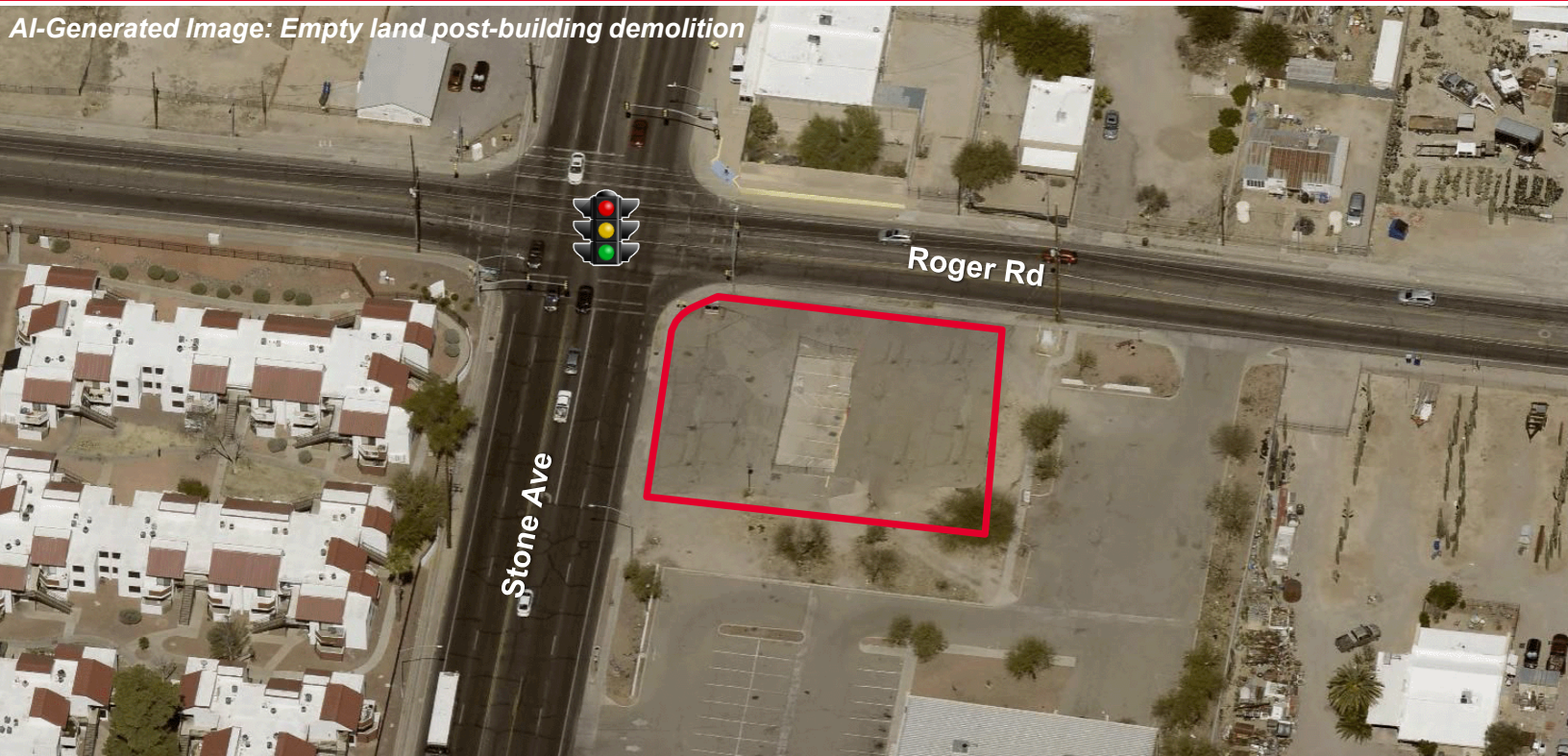


FOR SALE

3990 N. Stone Avenue
Tucson, AZ 85705

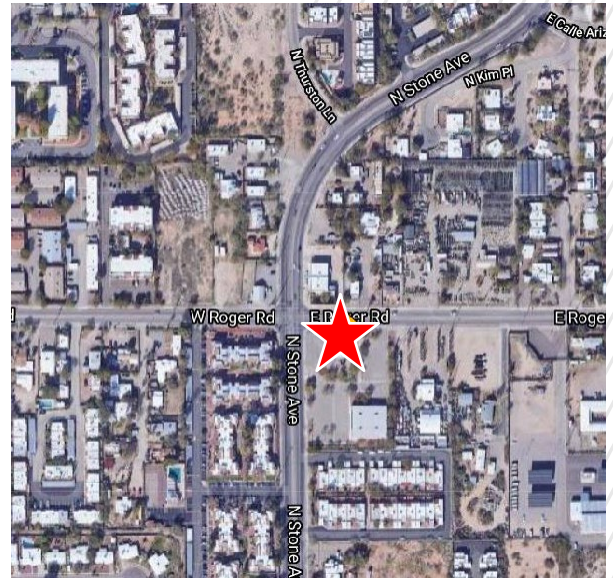
AI-Generated Image: Empty land post-building demolition



PROPERTY HIGHLIGHTS

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

BUILDING SF	N/A	SIGNAGE TYPE	Monument
LAND SF	22,216	1-MILE (POP.)	18,387
YEAR BUILT	N/A	3-MILE (POP.)	106,864
PARKING	N/A	MED. INCOME	\$40,829 (1-MI)
TRAFFIC COUNTS	24,809 VPD	SPACE USE	Retail / Office



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GREG FURRIER

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ROB TOMLINSON

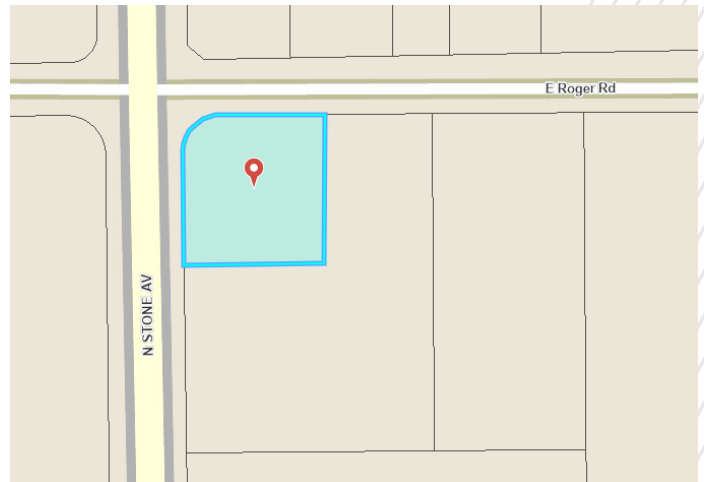
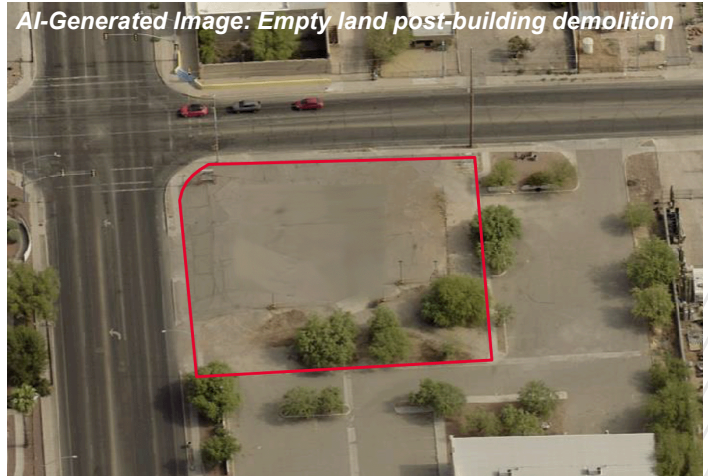
Principal
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rtomlinson@picor.com

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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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