

FOR SALE

**2701 N. Oracle Road
Tucson, AZ 85705**

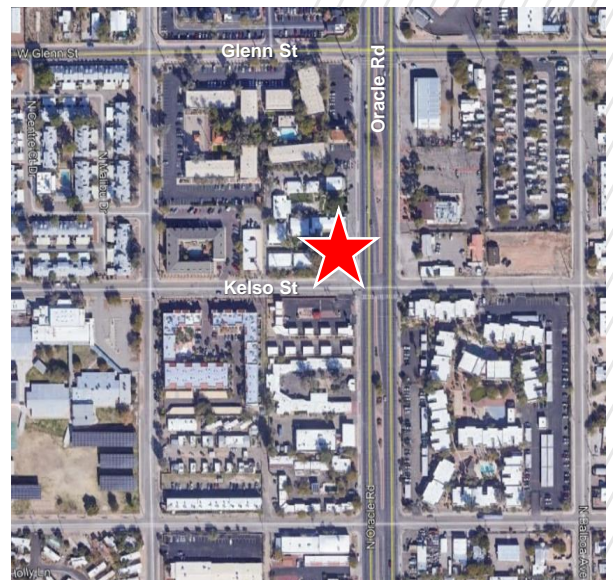


PROPERTY HIGHLIGHTS

- Freestanding identity at signalized corner
- Abundant parking
- High traffic counts
- Strong daytime employment
- Dense population in area
- Located just North of downtown Tucson

BUILDING SF	2,112
LAND SF	11,021
YEAR BUILT	1981
PARKING	4.73/1000 SF
TRAFFIC COUNTS	24,821 VPD

SIGNAGE TYPE	Monument
1-MILE (POP.)	16,380
3-MILE (POP.)	126,893
MED. INCOME	\$29,830 (1-MI)
SPACE USE	Retail / Office



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LEGAL INFORMATION

TAX PARCEL ID	107-09-0030
2020 RE TAXES	\$2,768.21
ZONING	C-2, 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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