

FOR SALE

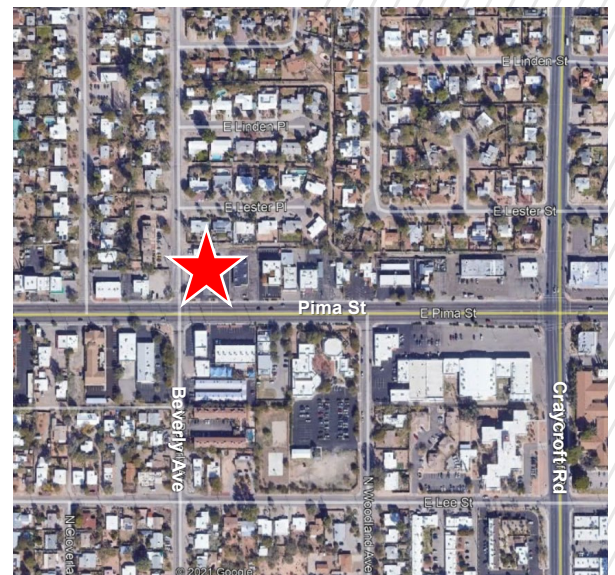
**5301 E. Pima Street
Tucson, AZ 85712**



PROPERTY HIGHLIGHTS

- Freestanding identity
- Abundant parking
- High traffic counts
- Strong daytime employment
- Dense population in area
- Located close to Tucson Medical Center

BUILDING SF	2,510	SIGNAGE TYPE	Building
LAND SF	20,085	1-MILE (POP.)	14,098
YEAR BUILT	1984	3-MILE (POP.)	110,720
PARKING	3.98/1000 SF	MED. INCOME	\$46,778 (1-MI)
TRAFFIC COUNTS	15,143 VPD	SPACE USE	Retail / Office



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LEGAL INFORMATION

TAX PARCEL ID	121-09-0120
2020 RE TAXES	\$3,671.75
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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