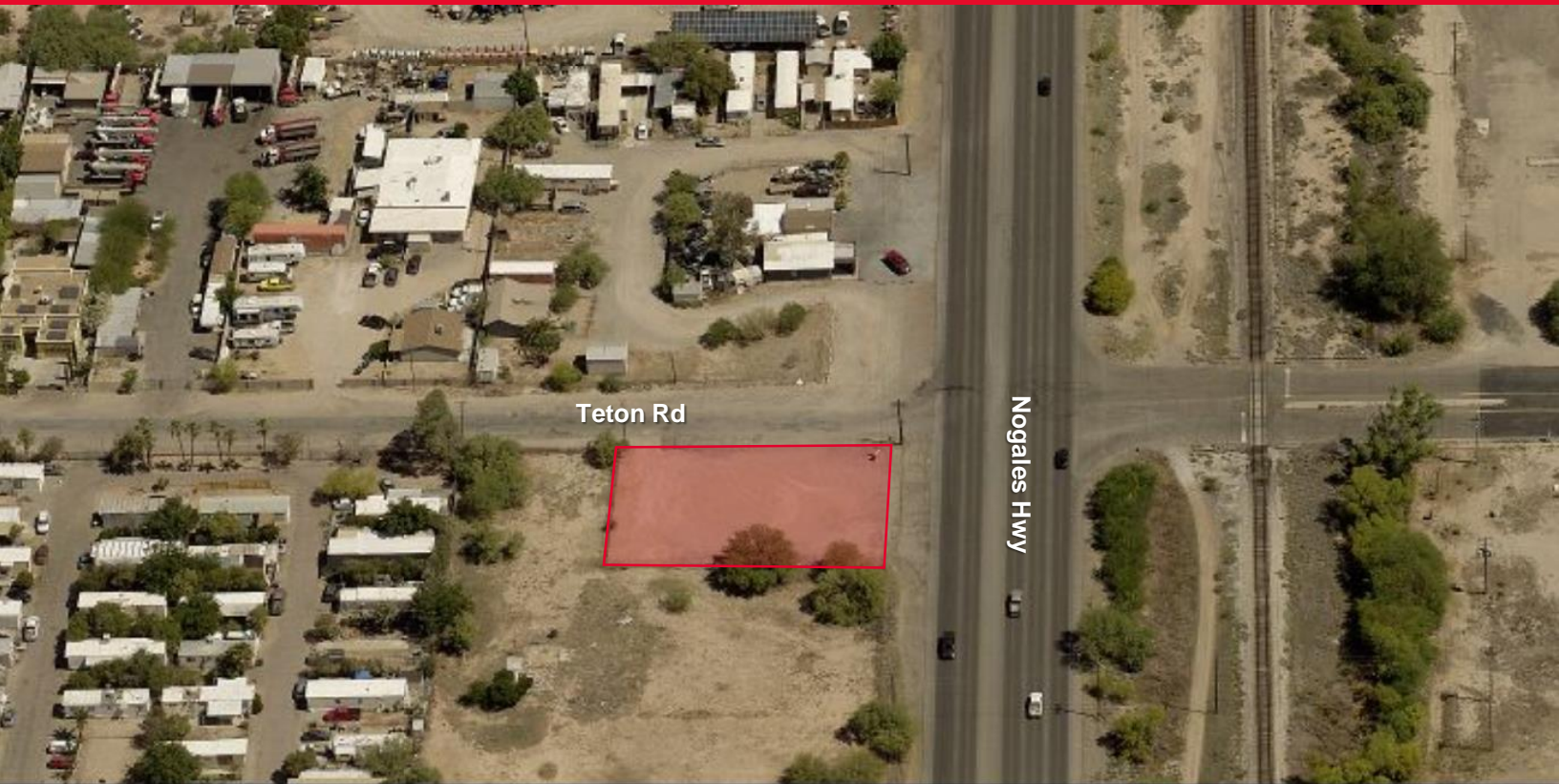


FOR SALE

**7002 S. Nogales Highway
Tucson, AZ 85741**

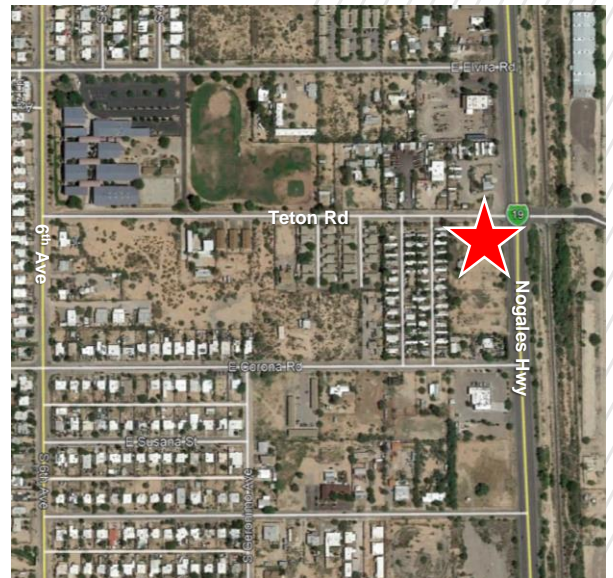


PROPERTY HIGHLIGHTS

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

BUILDING SF	NA
LAND SF	15,000
YEAR BUILT	NA
PARKING	6.24/1000 SF
TRAFFIC COUNTS	27,841 VPD

SIGNAGE TYPE	NA
1-MILE (POP.)	9,069
3-MILE (POP.)	72,007
MED. INCOME	\$39,291 (1-MI)
SPACE USE	Retail / Office



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LEGAL INFORMATION

TAX PARCEL ID	138-17-015B
2020 RE TAXES	\$311.21
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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