

# 1927 E. GRANT ROAD

TUCSON, AZ 85719



For Sale | Leased Retail Investment Property

WE ARE  
THE CENTER  
OF RETAIL



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## BUILDING SIZE

4,042 SF

## SALE PRICE

\$550,000 (\$135.71/SF)

## LOT SIZE

5,227 SF

## ZONING

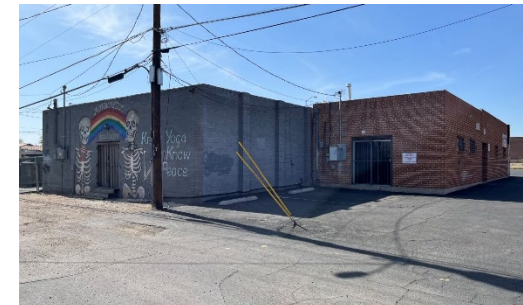
C1 (Light Commercial), City of Tucson

## TAX PARCEL NO.

112-06-2830

## COMMENTS

- Just east of the corner of Grant Rd and Campbell Ave
- High Traffic Counts; Grant Rd 36,331 VPD (2021), Campbell Ave 32,368 VPD (2021)
- High Density Demos (142,221 ppl in 3-mile radius)
- Close to University of Arizona



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION



TOTAL RETAIL  
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	16,084	\$61,272	12,562	\$179.52 M
3 Miles	138,332	\$53,278	94,376	\$1.35 B
5 Miles	277,350	\$61,677	176,893	\$2.86 B

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## NEIGHBORHOOD RETAIL MAP



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