

2854 E 22ND STREET

TUCSON, AZ 85713



For Lease | Freestanding Building

WE ARE
THE CENTER
OF RETAIL



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WAKEFIELD



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RETAIL SPACE

±4,320 SF divisible

LEASE RATE

\$14.00 / SF

NNN CHARGES

\$3.50 / SF

ZONING

C-1, Tucson

NEIGHBORING TENANTS

Food City Supermarket & ReStore

COMMENTS

- Great Visibility with Large Monument Sign
- Abundant Parking
- High Traffic Counts
- Traffic counts on E 22nd St: 21,722 VPD (2021)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	10,004	\$77,063	4,770	\$110.01 M
3 Miles	100,842	\$55,164	88,141	\$899.14 M
5 Miles	312,637	\$54,230	185,297	\$2.74 B



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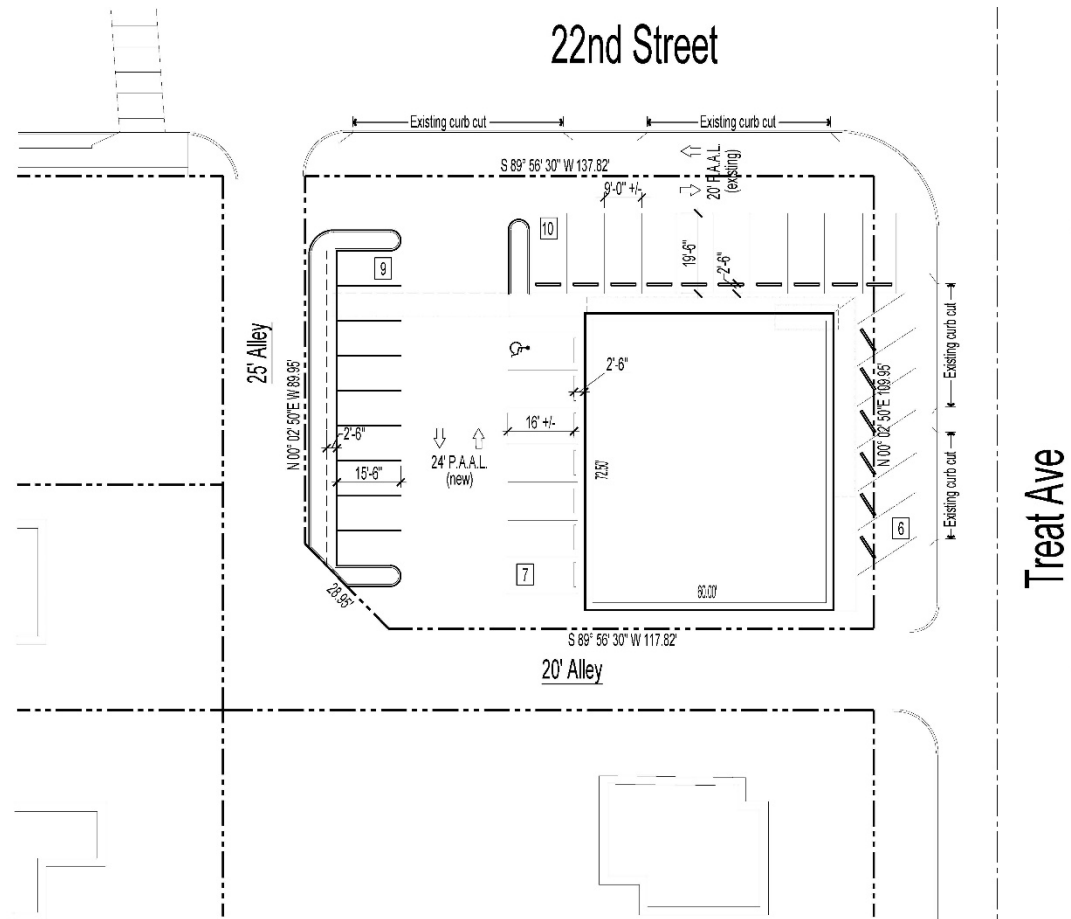


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SITE PLAN



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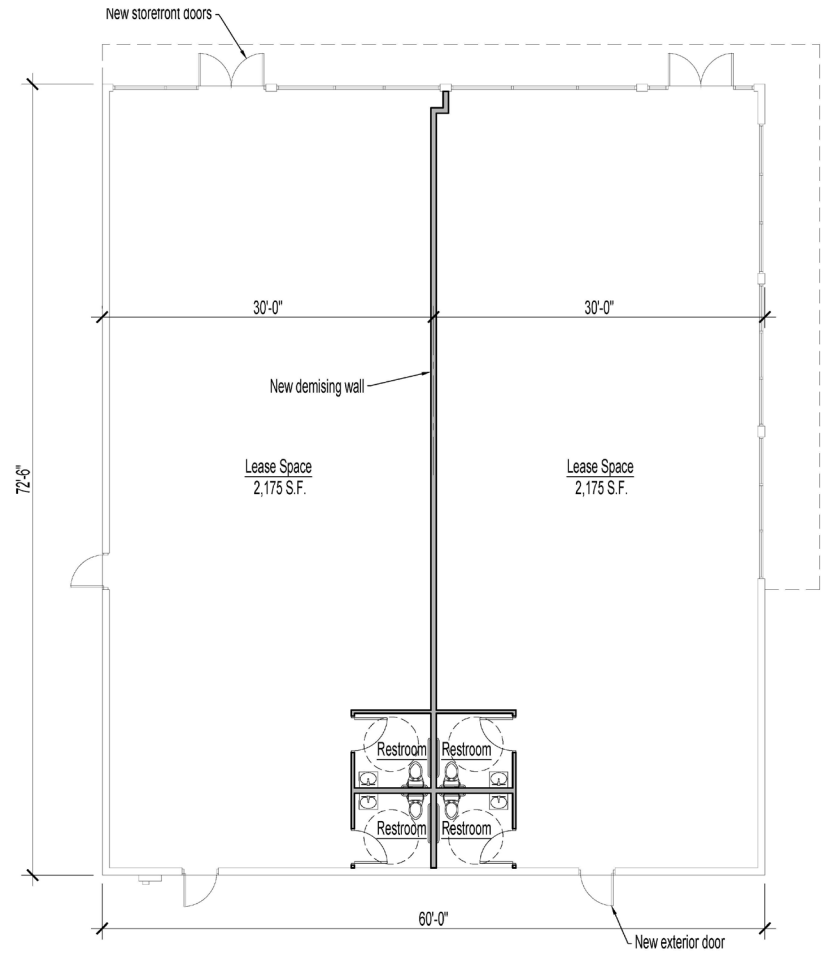
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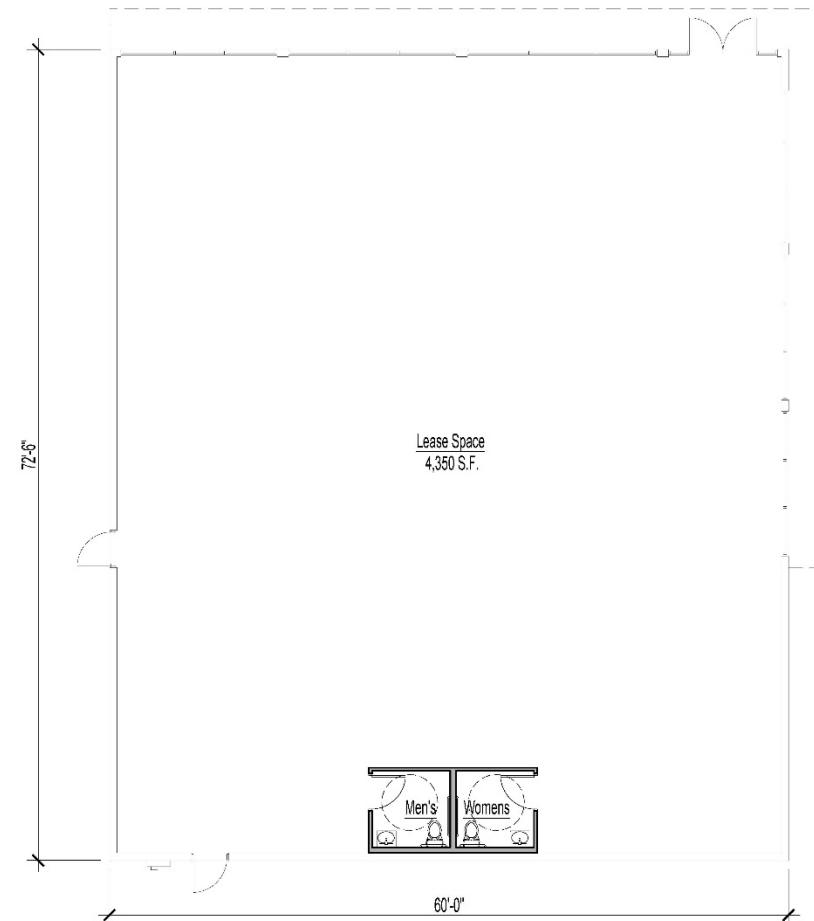
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FLOOR PLANS

Two (2) Tenants: 2,175 SF (each)



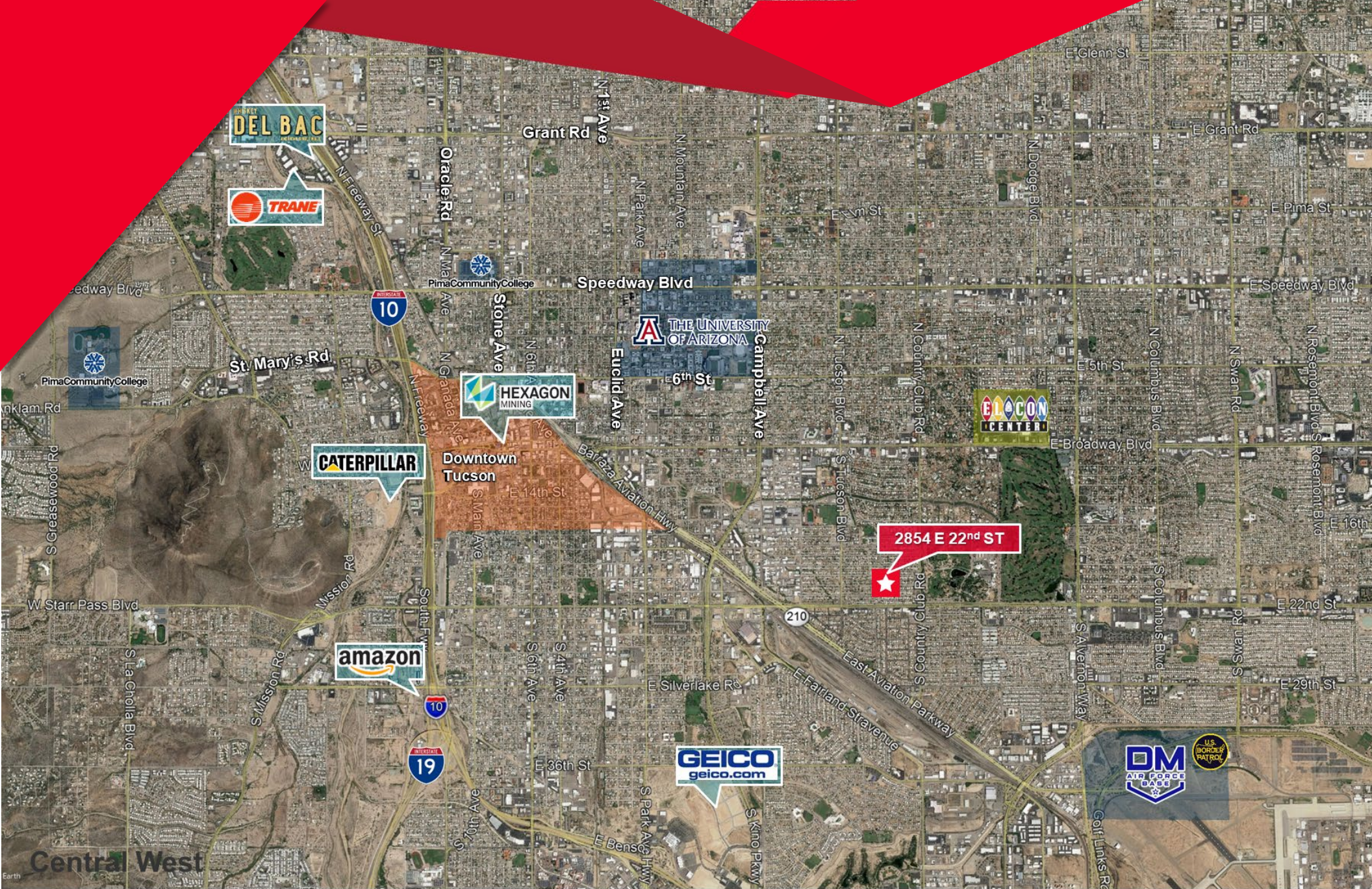
One Tenant (Combined) - 4,350 SF



*Not to Scale, Subject to Change

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