

# 6001-6011 E 22ND ST

East 22<sup>nd</sup> St & South Wilmot Rd | Tucson, AZ

CUSHMAN &  
WAKEFIELD

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100% LEASED





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## PROPERTY DETAILS

Available	100% Leased
Lease Rate	Contact Agent
Zoning	C-1, City of Tucson
Address	6001-6011 East 22 <sup>nd</sup> Street Tucson AZ 85711

## HIGHLIGHTS

- Strategic location on strong East/West corridor
- Highly visible and accessible
- Parking lot seal-coated and re-stripped May 2022
- Monument sign available

## TRAFFIC COUNTS

22<sup>nd</sup> St 45,000 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	13,930	\$51,753	11,902
3 Miles	116,624	\$62,031	63,327
5 Miles	256,572	\$67,944	114,623

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## AERIAL

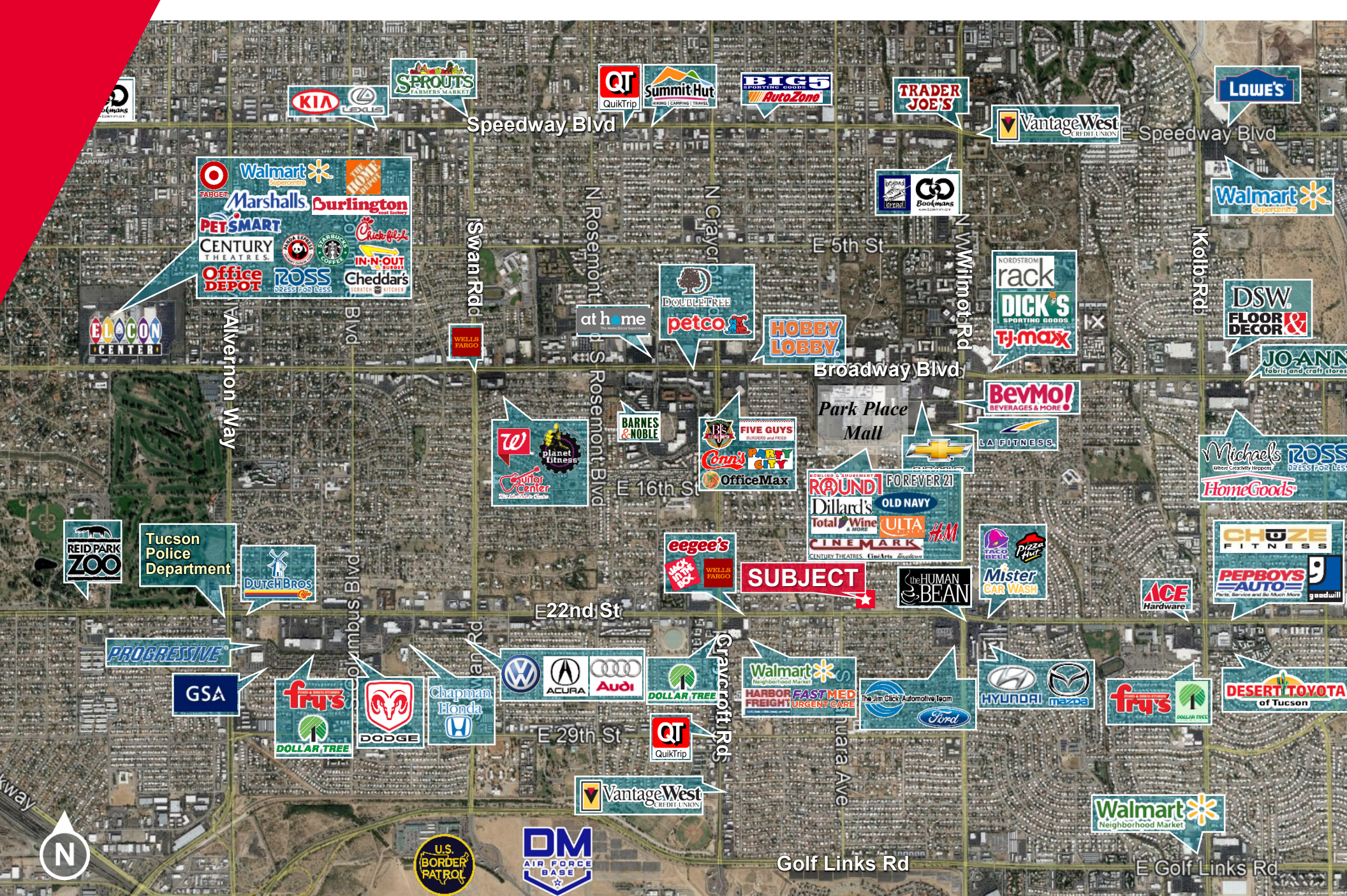


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