

5260 E 22nd ST

TUCSON, AZ 85711



For Sale | 22nd St Carwash/Redevelopment Opportunity

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OF RETAIL



Beverly Ave

22nd St



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TUCSON, AZ 85711

BUILDING SIZE

2,912 SF

SALE PRICE

\$699,000 / \$12.65/PSF (land)

LOT SIZE

55,250 SF

ZONING

R3 & R1 (owner will allow time for rezoning)

TAX PARCEL NOS.

131-01-0110

COMMENTS

- Very visible location
- High traffic counts (40,681 VPD, 2022 PAG)
- Left in/Left out access
- Pylon signage
- Traffic counts on 22nd St 40,681 VPD, 2022 PAG
- Current use is self-service car wash



NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	15,375	\$51,360	4,712	\$148.43 M
3 Miles	104,039	\$55,287	57,346	\$1.14 B
5 Miles	269,808	\$60,857	144,226	\$3.1 B

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