



FOR SALE RETAIL/OFFICE

2222-2224 S. Craycroft Road

Tucson, Arizona 85711

5,020 SF RETAIL/OFFICE WITH
TRIPLE DRIVE-THROUGH



Sale Price: \$990,000 (\$197 SF)

5,020 SF Retail/Office on 52,783 SF Parcel

- Class "A" Design - Significant Signage & Outstanding Visibility
- Triple Drive-Through Lanes & Interior Vault
- ± 23,000 Vehicle Count Per Day on S. Craycroft
- C-2 City of Tucson Zoning
- Tax Parcel split pending
- Deed restriction will disallow financial services use
- Available for occupancy May 2024



Richard M. Kleiner, MBA
Principal, Office Properties
+1 520 546 2745
rkleiner@picor.com

Alexis Corona
Associate, Office Properties
+1 520 546 2729
acorona@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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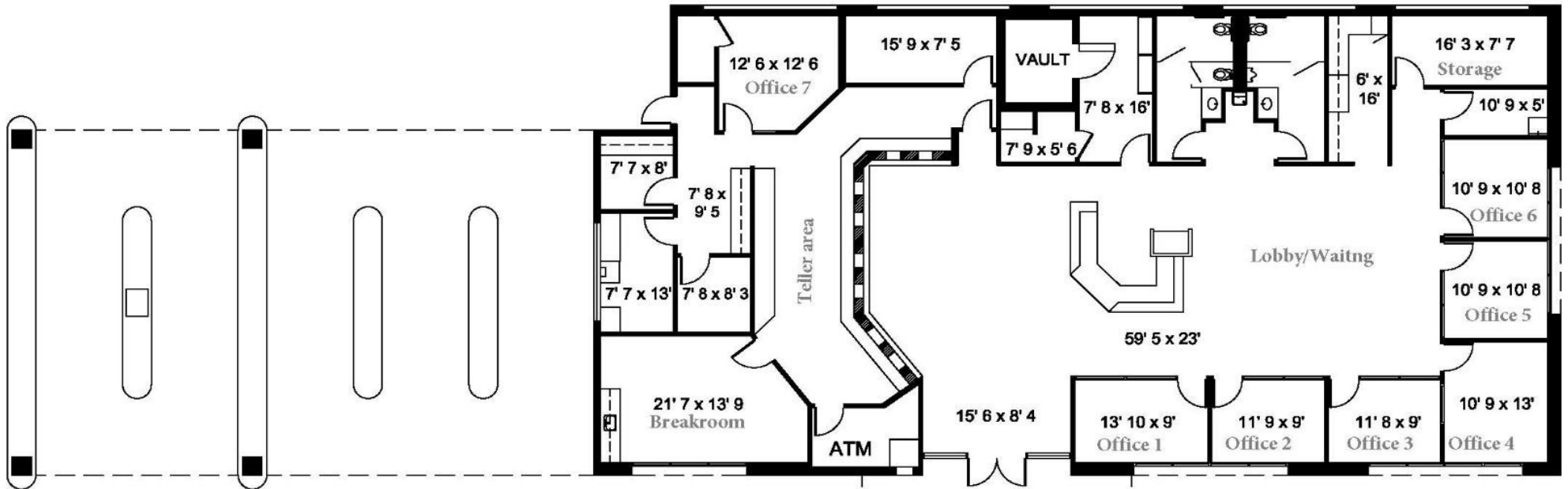
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1/17/2024





Floor Plan

5,020 SF Retail/Office on 52,783 SF Parcel

Class "A" Design - Triple Drive-Through Lanes & Interior Vault



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	14,017	\$50,247	2,236	\$112.29 M
3 Miles	89,394	\$56,936	48,572	\$854.81 M
5 Miles	253,996	\$60,523	130,257	\$2.58 B



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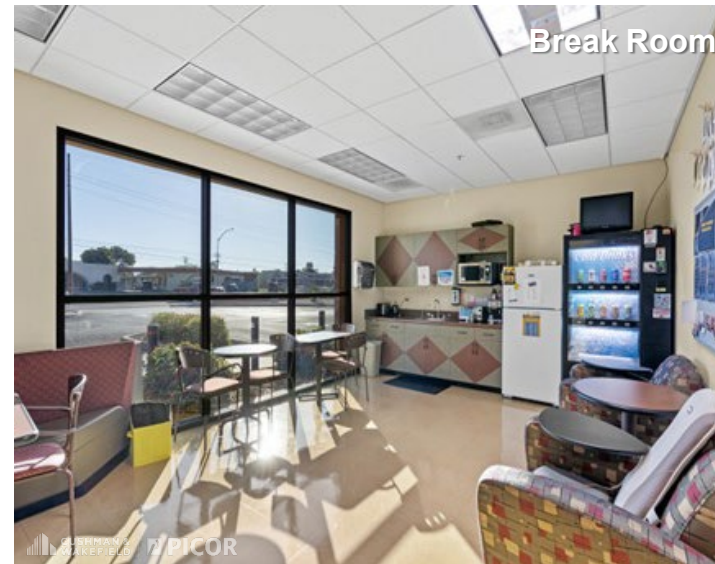
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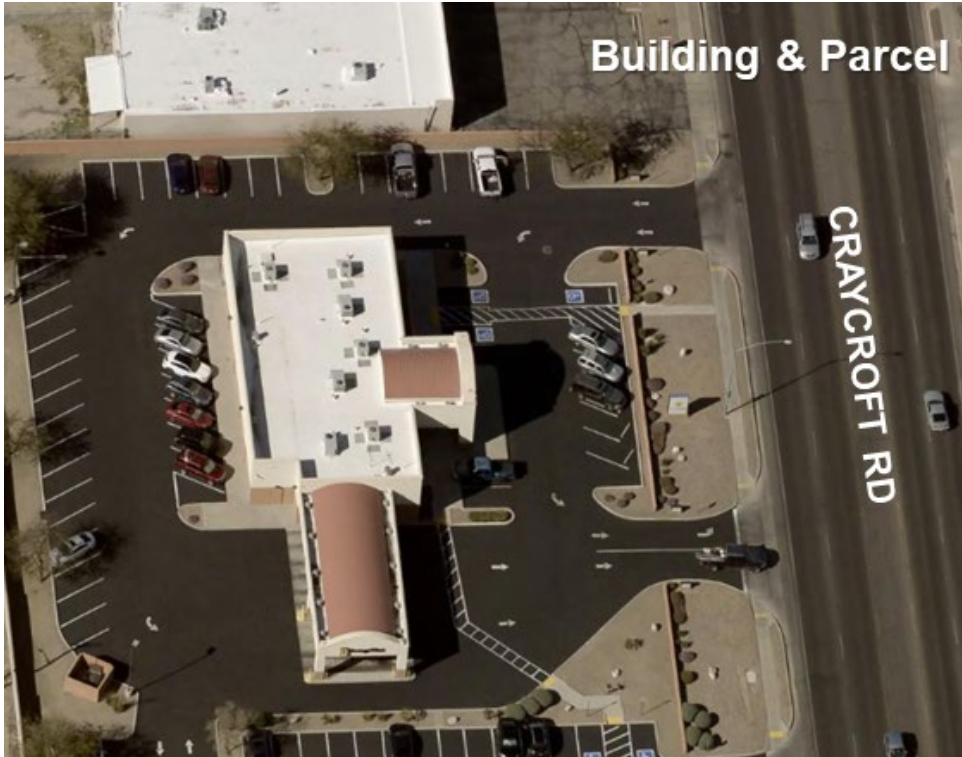
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