



FOR SALE RETAIL/OFFICE

2222-2224 S. Craycroft Road

Tucson, Arizona 85711

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



**Sale Price: \$925,000 (\$184 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



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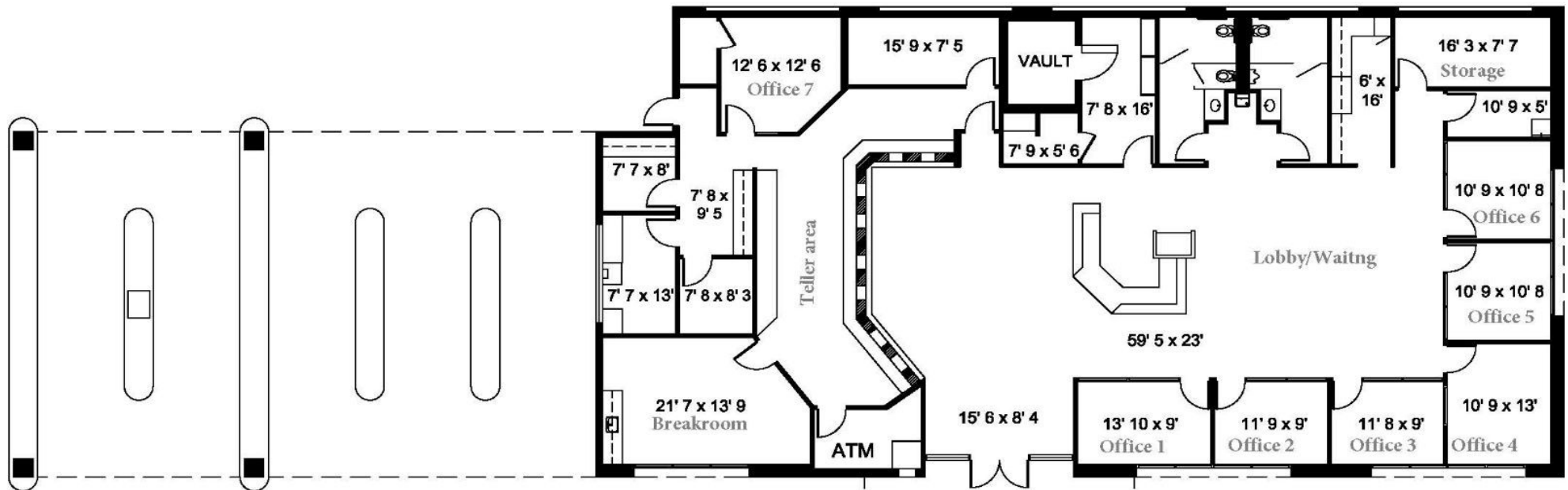
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10/23/2024

**Floor Plan**

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

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


**NEIGHBORHOOD DEMOGRAPHICS**

**POPULATION**

**AVERAGE  
HOUSEHOLD INCOME**

**DAYTIME  
POPULATION**

**TOTAL RETAIL  
EXPENDITURE**

	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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Offices



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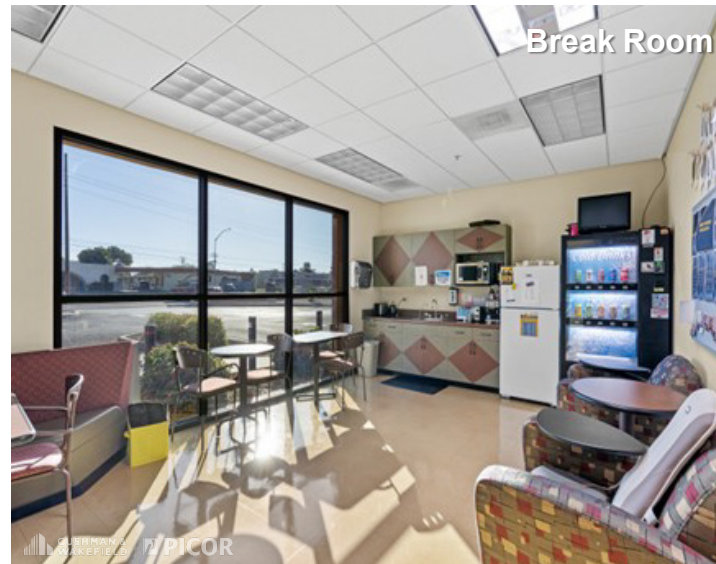
**Teller Stations**



**Waiting Area**



**Lobby**



**Break Room**

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**Building & Parcel**



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**Building Exterior**





