

# WILMOT & SPEEDWAY DRIVE-THRU PAD

1160 N Wilmot Rd | Tucson, AZ 85712

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



Monterey Village

Bookmans  
DOLLAR TREE  
beyond bread

CLEAN FREAK  
CIRCLE K

CHAPMAN  
SPEEDWAY

CHUCK & CHESSIE'S

Speedway Blvd 37,302 VPD (2022)

TRADER JOE'S  
Banner Health  
Great Clips

VantageWest  
CREDIT UNION  
LERNER-ROWE



Wilmot Rd 38,071 VPD (2022)

New China  
Sushi Grill  
Buffet

SUBJECT

BMO





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## PROPERTY DETAILS

Pad Size	Buildable up to ±2,500 SF
Drive-Thru	Up to 14 Car Stack
Lease Rate	Contact Agent
Zoning	C-1, City of Tucson
Address	1160 N Wilmot Rd Tucson, AZ 85712

## HIGHLIGHTS

- Commercially zoned drive-thru pad in the heart of east Tucson trade area
- RI/RO access directly in front of site
- Full LI/LO access just north of site



## TRAFFIC COUNTS

Wilmot Rd	38,071 VPD (2022)
Speedway Blvd	37,302 VPD (2022)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	14,496	\$68,704	11,195
3 Miles	112,403	\$84,925	55,815
5 Miles	252,837	\$95,665	92,776

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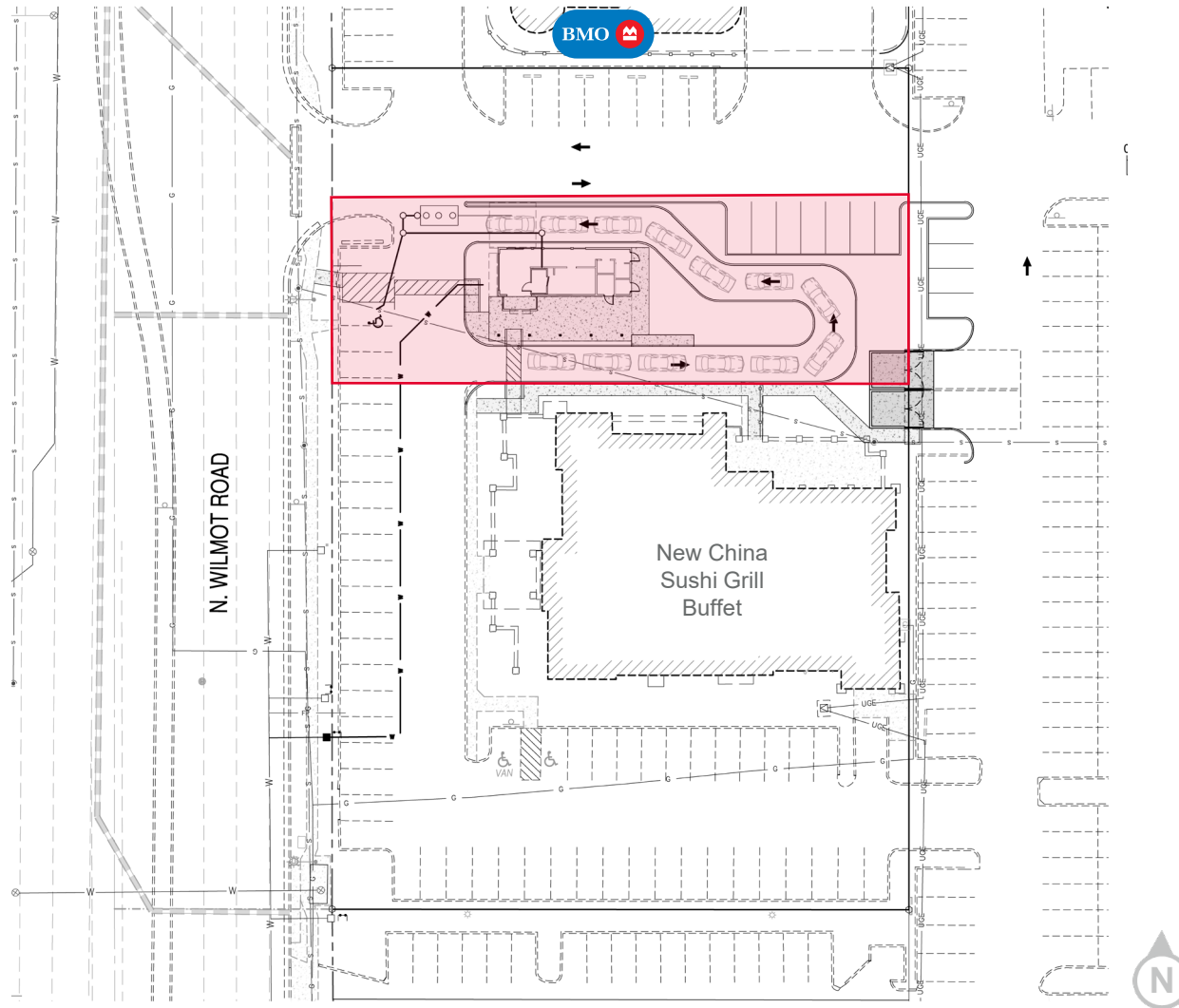
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## CONCEPTUAL SITE PLAN





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## AERIAL LOOKING SOUTHWEST



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