

FORMER FAMILY DOLLAR

NWC Grant Road & Dodge Boulevard | Tucson, AZ

CUSHMAN &
WAKEFIELD

PICOR

FOR LEASE



FORMER FAMILY DOLLAR

NWC Grant Road & Dodge Boulevard | Tucson, AZ



PROPERTY DETAILS

Availability	9,000 SF
Lease Rate	Contact Agent
NNN Rate	±\$3.75/SF
Year Built	2004
Zoning	C-2, City of Tucson
Address	3607 & 3625 East Grant Road Tucson, AZ 85716

HIGHLIGHTS

- Directly on Grant Road - Major East-West Tucson connector corridor
- AutoZone is a cotenant
- Strong demographics and high traffic counts
- Building is 70' x 128'

TRAFFIC COUNTS

Grant Road	31,911 VPD (2023)
Dodge Boulevard	3,579 VPD (2023)

DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	20,031	\$73,998	5,277
3 Miles	117,698	\$82,728	63,991
5 Miles	268,570	\$83,992	156,556



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/28/2024*

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FORMER FAMILY DOLLAR

NWC Grant Road & Dodge Boulevard | Tucson, AZ

AERIAL



Aaron LaPrise / Principal / alaprise@picor.com / +1 520 546 2770
Dave Hammack / Principal / dhammack@picor.com / +1 520 546 2712

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
3/28/2024

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FORMER FAMILY DOLLAR

NWC Grant Road & Dodge Boulevard | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

