

2520 S HARRISON RD

NWC of Harrison Rd & Golf Links Rd | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE

Golf Links Rd 27,941 VPD (2023)

SUBJECT

Moose Lodge
2475

DOLLAR TREE

Old School BBQ

Losbetos
Mexican Food

vca
animal hospitals

Harrison Rd 18,240 VPD (2023)

CLICK TO VIEW
AERIAL TOUR

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PROPERTY DETAILS

Available	26,500 SF
Floor Area	18,176 SF
Storage	8,037 SF
Mezzanine	1,891 SF
Lease Rate	Contact Agent
NNN Rate	Est. \$3.75/SF
Availability	11/1/2024
Clear Height	20' To Roof Deck & 13' To Ceiling Grid
Zoning	CB-1, County

HIGHLIGHTS

- Located at busy Eastside intersection
- Surrounding tenants include Archwell, Bookmans, Walgreens, Safeway, Ace Hardware, and more
- Monument signs on both Harrison and Golf Links Rds.
- Parking lot resurface 2022

TRAFFIC COUNTS

Golf Links Rd	27,941 VPD (2023)
Harrison Rd	18,240 VPD (2023)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	11,841	\$87,640	1,879
3 Miles	83,110	\$73,828	15,373
5 Miles	159,594	\$73,240	36,613

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Natalie Furrier / nfurrier@picor.com / +1 520 955 7663

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8/7/2024

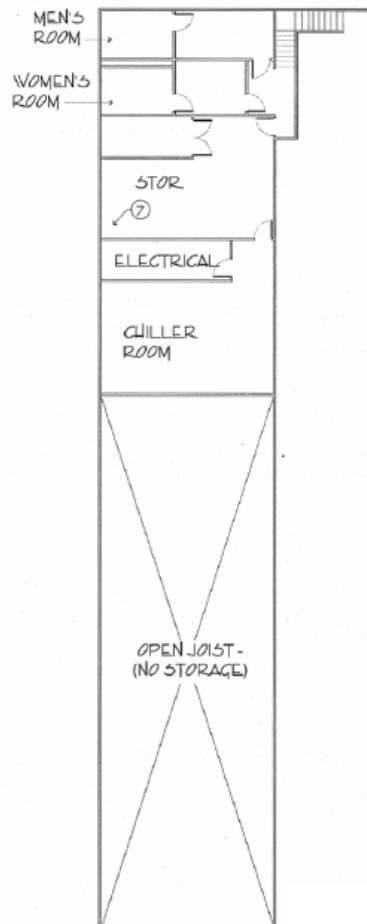
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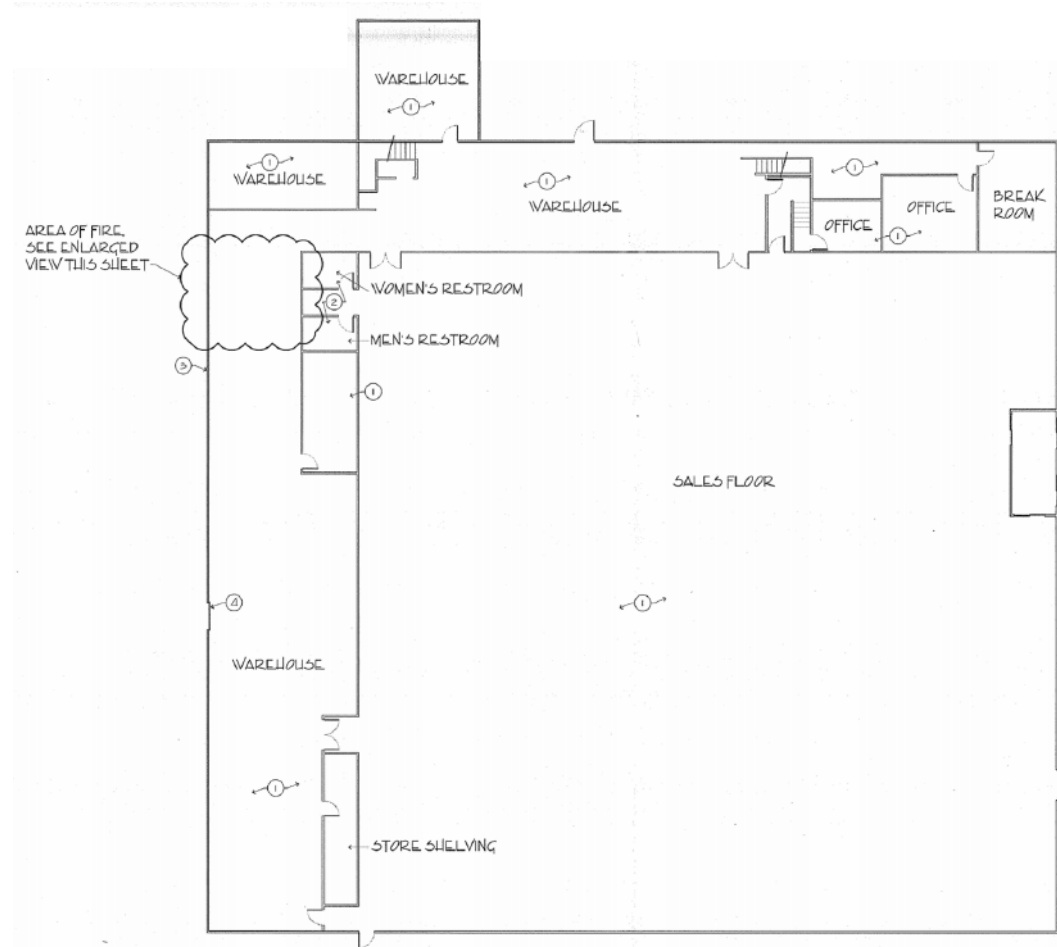
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FLOOR PLANS

Mezzanine Plan



Floor Plan



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SITE PLAN



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Harrison Rd 18,240 VPD (2023)

E GOLF LINKS RD

S HARRISON RD

DUTCHBROS
Coffee

TACO BELL

SUBWAY

T Mobile

UPS
REILLY AUTO PARTS

LA FITNESS

SAFeway

W

M

CHASE

PIZZA HUT

ArchWell
HEALTH

Bookmans
www.bookmans.com

PLATINUM
FITNESS

Miller-Golf
Links
Library