

ICONIC TUCSON LOCATION FOR SALE

2190 N Wilmot Rd | Tucson, AZ 85712

CUSHMAN & WAKEFIELD

PICOR

FOR SALE



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PROPERTY DETAILS

Building Size	3,848 SF
Land Area	.47 Acres Of Land
Sale Price	Contact Agents
Zoning	C-2

HIGHLIGHTS

- Iconic Tucson Location! This is a well-known site with strong local recognition and visibility
- Prime trade area with daytime employment, retail gravity, and dense demographics (strong lunch/dinner demand)
- Complete interior demo with a blank canvas ready for your custom restaurant or office build-out
- Excellent street exposure and accessibility
- Ample parking for dine-in, takeout, delivery operations, and vehicle/materials storage
- Surrounded by Retail & Multifamily providing a built-in customer base from nearby businesses and residences

TRAFFIC COUNTS

Grant Rd	45,671 VPD (2024)
Tanque Verde Rd	34,144 VPD (2024)

DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	11,779	\$91,406	10,086
3 Miles	95,649	\$89,813	49,977
5 Miles	254,680	\$123,601	89,695

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 3/31/2025
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