

WINTERHAVEN SQUARE

Country Club Rd. & Fort Lowell Rd. | Tucson, AZ

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



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WINTERHAVEN SQUARE

Country Club Rd. & Fort Lowell Rd. | Tucson, AZ



PROPERTY DETAILS

Availability	1,200 SF
	1,200 SF
	1,300 SF (Improved Restaurant Space)

Lease Rate	Contact Agent
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NNN Rate	\$4.75/SF/YR
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Address	3102-3160 E. Fort Lowell Rd.
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HIGHLIGHTS

- On the “Going Home” side of Fort Lowell
- Great signage and visibility
- Opportunity to locate on major retail corridor
- Within minutes of affluent Catalina Foothills

TRAFFIC COUNTS

Fort Lowell Rd	30,752 VPD (2024)
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Country Club Rd	19,054 VPD (2024)
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DEMOGRAPHICS	Population	Average Household Income	Daytime Population
1 Mile	15,772	\$67,690	8,245
3 Miles	120,338	\$74,694	51,944
5 Miles	271,866	\$82,846	155,047

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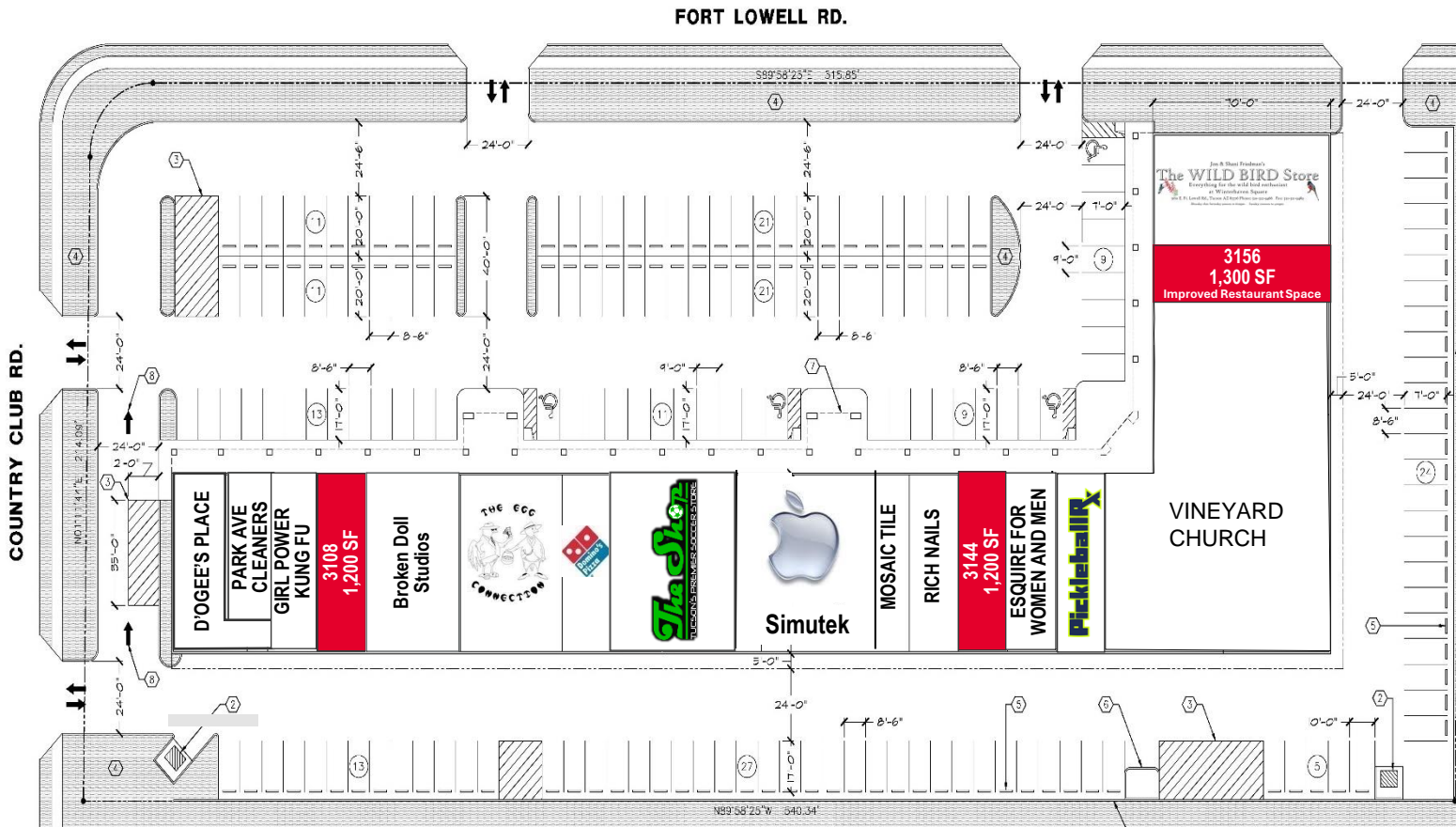
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SITE PLAN



Suite	Tenant
3102	D'ogee's Place
3104	Park Ave Cleaners
3106	Girl Power Kung Fu
3108	1,200 SF AVAILABLE
3110	Broken Doll Studios
3114	The Egg Connection
3118	Dominos Pizza
3120-3130	The Shop
3136	Simutek
3138	Mosaic Tile
3140	Rich Nails
3144	1,200 SF AVAILABLE
3146	Esquire for Women and Men
3148	Pickleball RX
3150	Vineyard Church
3156	1,300 SF AVAILABLE Improved Restaurant Space
3160	The Wild Bird Store

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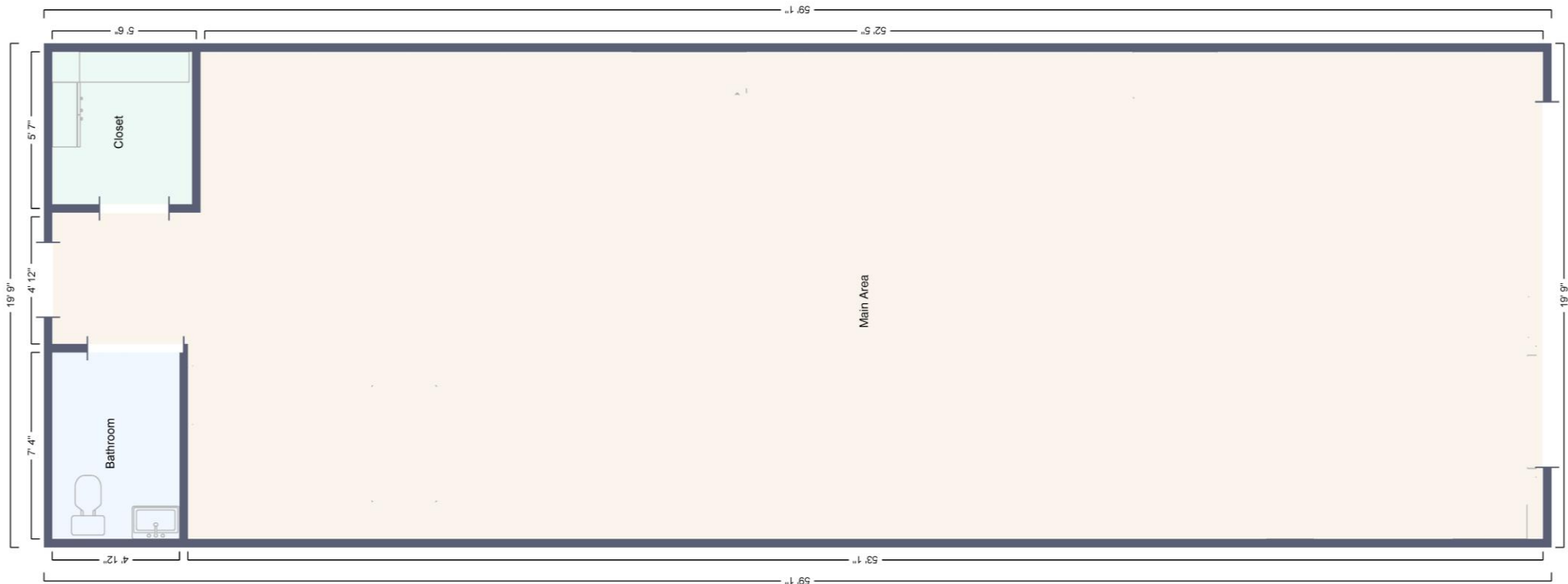
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FLOOR PLAN Suite 3108 – 1,200 SF



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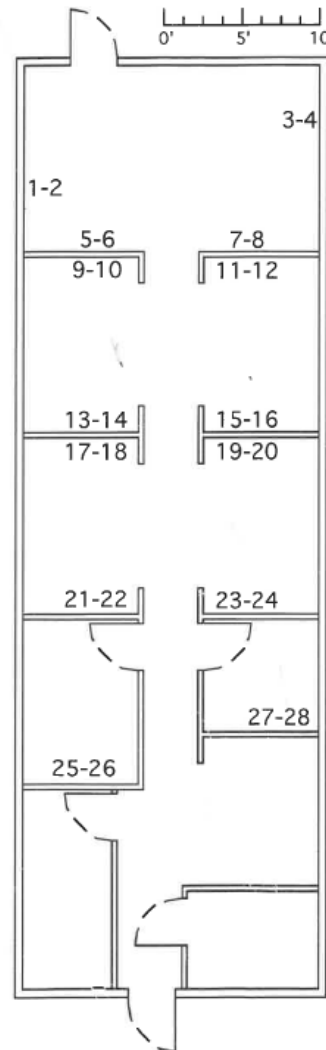
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WINTERHAVEN SQUARE

Country Club Rd. & Fort Lowell Rd. | Tucson, AZ

FLOOR PLAN Suite 3144 – 1,200 SF



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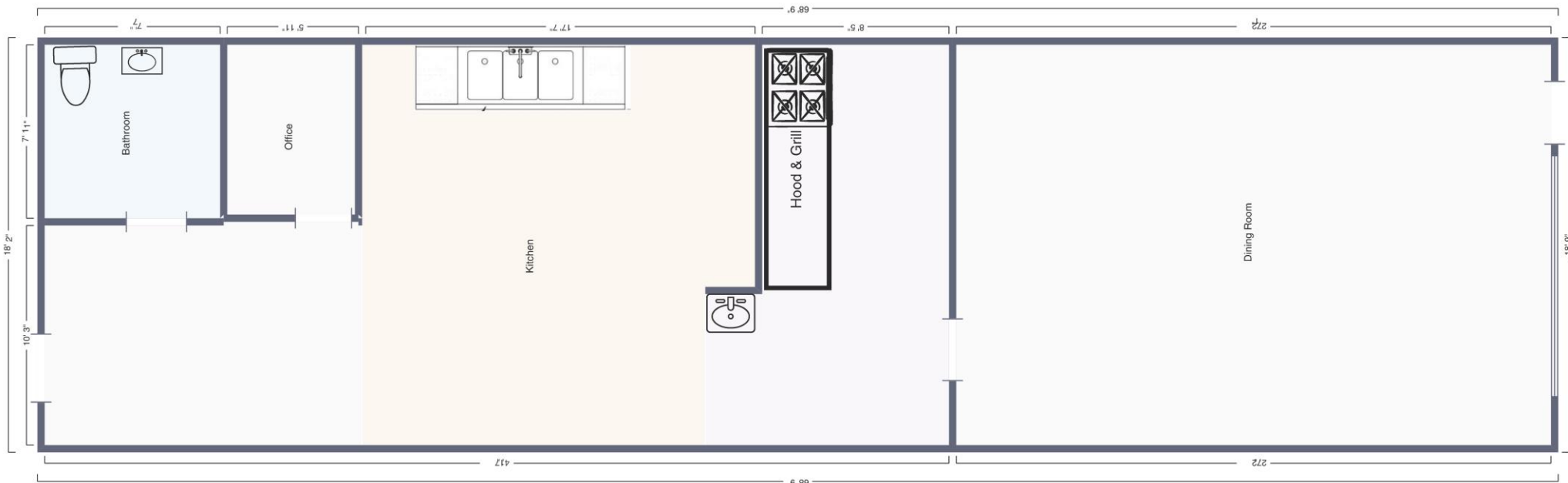
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WINTERHAVEN SQUARE

Country Club Rd. & Fort Lowell Rd. | Tucson, AZ

FLOOR PLAN Suite 3156 – 1,300 SF – Improved Restaurant Space



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