

9484 E. 22ND STREET

SWC 22ND ST & HARRISON RD, TUCSON, AZ



For Lease | Multi Tenant Building

WE ARE
THE CENTER
OF RETAIL



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RETAIL SPACE

1,800 SF

LEASE RATE

\$28.00 PSF

NNN CHARGES

Est. \$11.38 PSF

TRAFFIC COUNTS

22nd St: 17,435 vpd (2020)

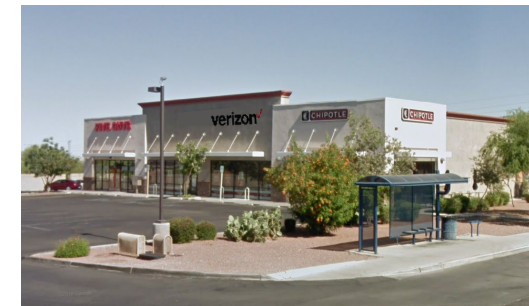
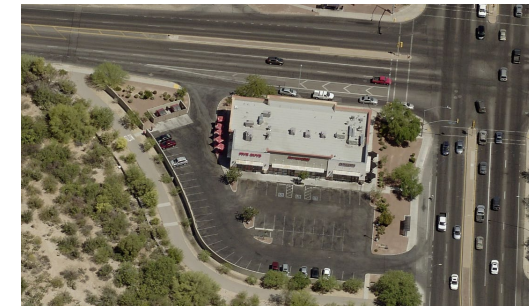
Harrison Rd: 17,949 vpd (2021)

NEIGHBORING TENANTS

Target, Fry's Food, Walgreens, Starbucks, Bed Bath & Beyond, Petco, Ross, & More

COMMENTS

- Major commercial intersection in one of Tucson's fastest growing trade areas
- Center is located at a high traffic intersection of three major streets that are used by over 35,000 vehicles per day
- Prominent façade signage



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	12,058	\$86,660	2,184	\$153.08 M
3 Miles	89,344	\$74,117	18,424	\$1.08 B
5 Miles	170,039	\$75,531	46,570	\$2.04 B

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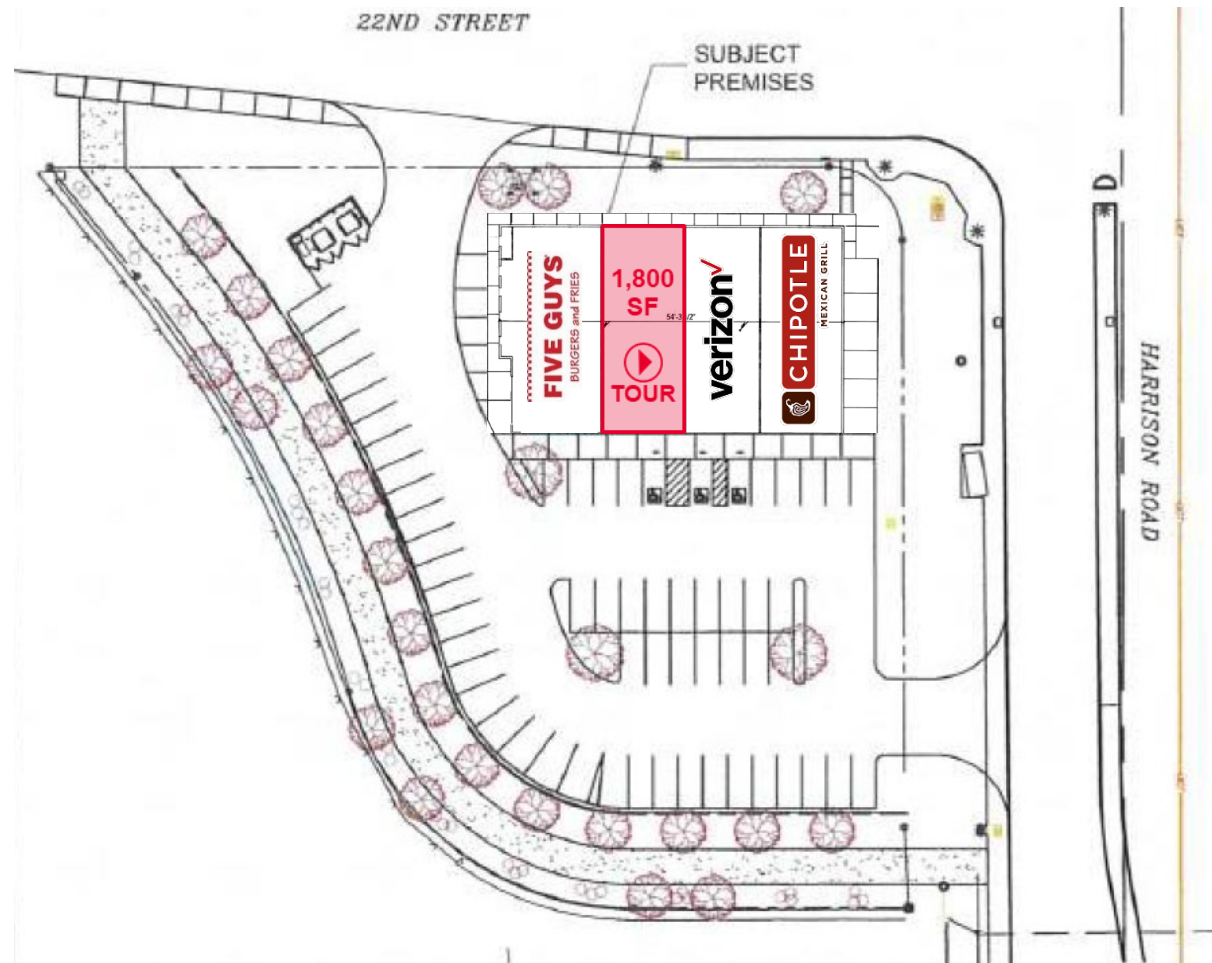


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SITE PLAN



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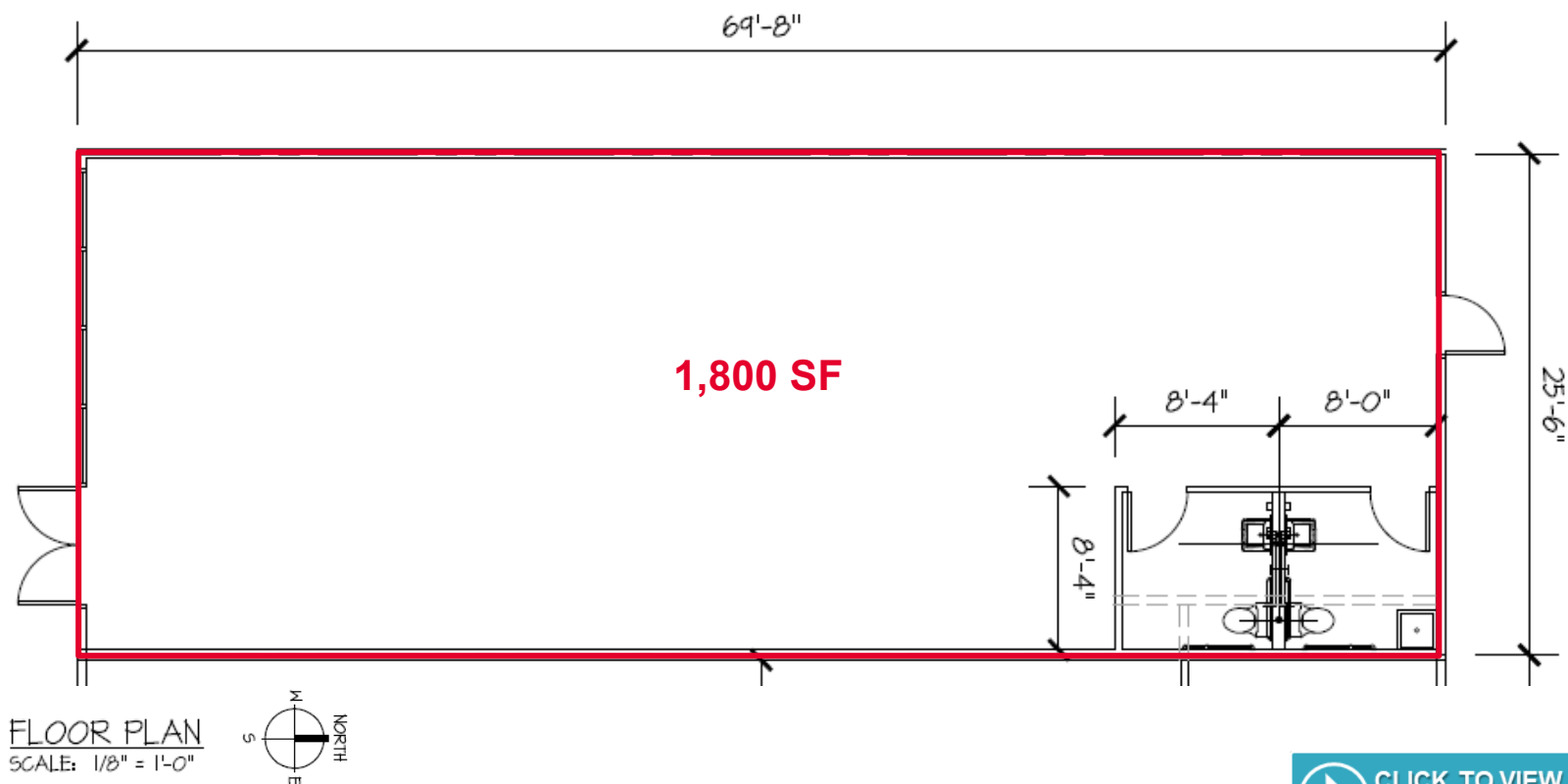


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FLOOR PLAN



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