

# CORNERSTONE PLAZA

2485 N Swan Rd | Tucson, AZ 85712

CUSHMAN & WAKEFIELD

PICOR

FOR LEASE



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2485 N Swan Rd | Tucson, AZ 85712

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## PROPERTY DETAILS

Available Suite 125 - 2,400 SF  
Suite 111 - 1,200 SF

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Lease Rate Contact Agent

NNN Rate Est. \$8.00/SF

Zoning C-1, City of Tucson

## HIGHLIGHTS

- Located in the heart of the Swan / Grant Corridor, two primary arterials serving the foothills demographic plus the central core of Tucson
- Strong daytime demographics and traffic counts
- Major traffic generator with nearby Tucson Medical Center
- Dense central location with over 100,000 people within 3 miles of site

## TRAFFIC COUNTS

Grant Rd 38,767 VPD (2023)

Swan Rd 36,276 VPD (2023)

## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	16,142	\$77,212	8,166
3 Miles	101,477	\$89,613	57,767
5 Miles	277,727	\$88,495	133,340

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Aaron LaPrise / Principal / [alaprise@picor.com](mailto:alaprise@picor.com) / +1 520 546 2770

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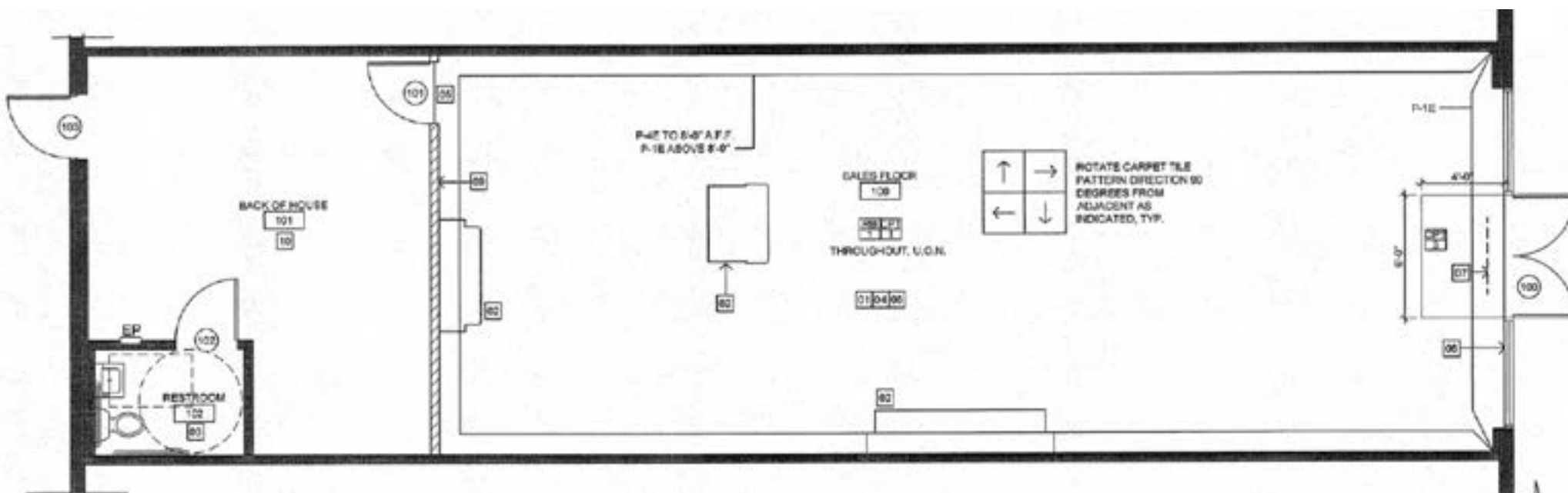


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## FLOOR PLAN – SUITE 111 – 1,200 SF

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## FLOOR PLAN - SUITE 125 – 2,400 SF



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VIRTUAL TOUR



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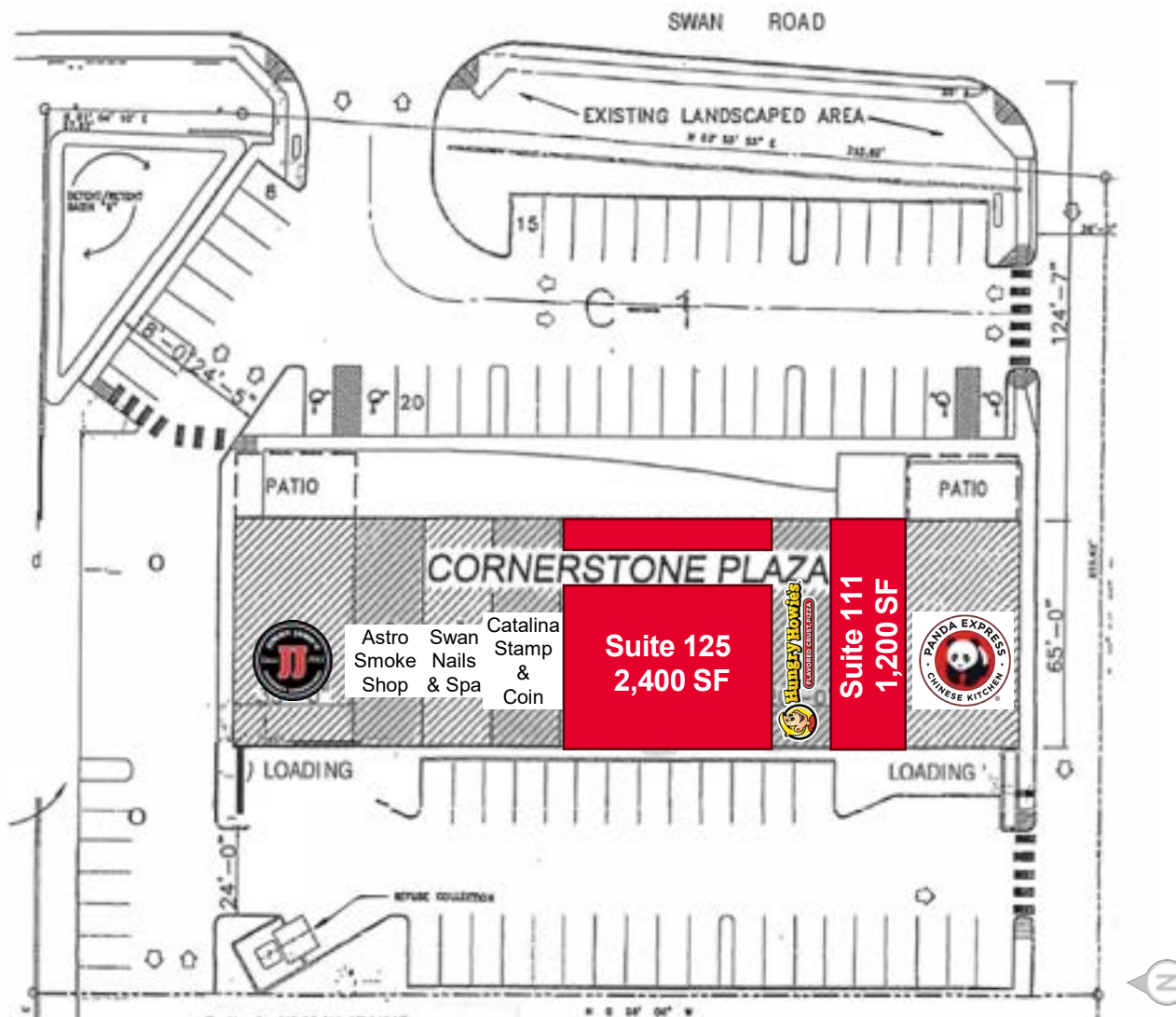
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## SITE PLAN



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## AERIAL



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