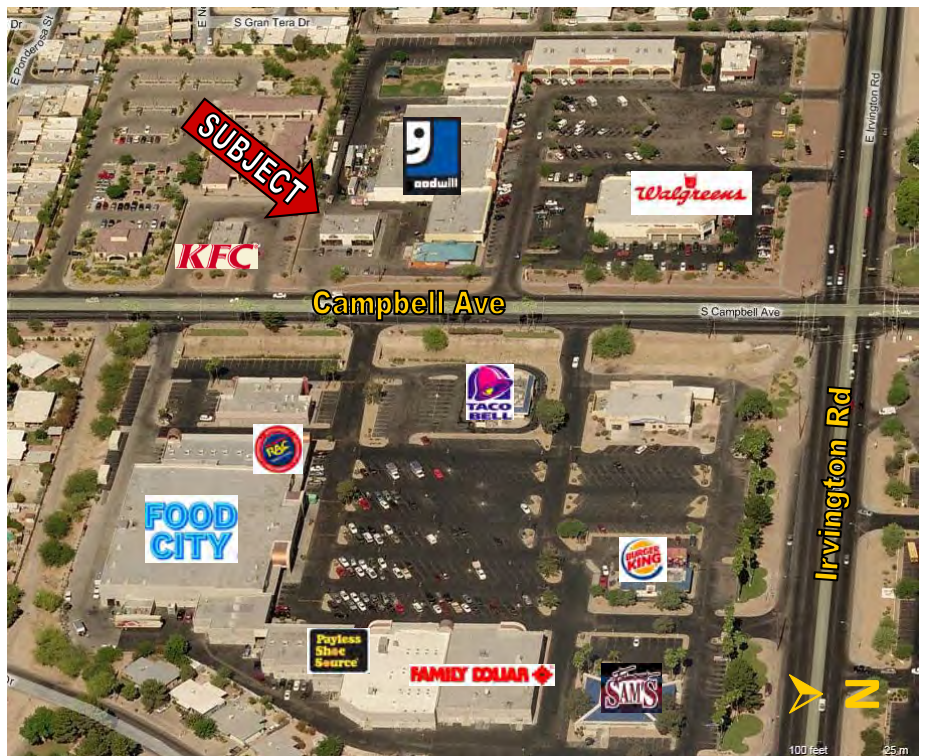


FOR LEASE

RETAIL
RESTAURANT
OFFICE

4990 S CAMPBELL AVE

S OF SWC CAMPBELL & IRVINGTON | TUCSON, AZ



HIGHLIGHTS:

- ◆ Great access and visibility
- ◆ Ample parking
- ◆ Extremely active retail trade area with tenants such as Fry's, Food City, Family Dollar, and Goodwill
- ◆ Monument signage available

SPECIFICS:

100% LEASED!

NNN charges currently estimated at \$5.64/SF.

TRAFFIC COUNTS (average cars per day)

Campbell Ave	16,000
Irvington Rd	<u>27,000</u>
Total	43,000

Source: Pima Association of Governments, 2010 Traffic Count Map

DEMOGRAPHIC SUMMARY:

2010 Estimates	1 Mile	3 Miles	5 Miles
Population	18,146	104,301	215,356
# Households	5,480	29,638	67,164
Avg HH Income	\$41,543	\$38,475	\$42,862
# of Employees	4,602	49,589	130,233

*Source: Applied Geographic Solutions/
TIGER Geography, April 2010*

EXCLUSIVELY REPRESENTED BY:

DAVE HAMMACK
520-326-3200
dhammack@volkco.com



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

Irvington Rd

Campbell Ave

Walgreens

goodwill

boost
Express Motor
Vehicle
Services

SUBJECT

KFC

N

