

FORMER 7-11 LOCATION



NEC Cardinal Ave & Drexel Rd, Tucson, AZ

LOCATION:

2880 West Drexel Road – the going home side of the street at the lighted intersection of Cardinal Avenue and Drexel Road.

APPROXIMATE BUILDING SIZE:

±2,400 SF

APPROXIMATE PARCEL SIZE:

±17,000

LEASE RATE:

\$2,500 per month, triple net

SALE PRICE:

\$350,000. Owner will consider a seller carry-back mortgage to a qualified purchaser with a minimum down payment of \$75,000 and \$1,995 monthly payments.

2007 TAXES:

\$7,834.12

ZONING:

CB-1 (Pima County)

COMMENTS:

7-11 is in the final stages of environmental remediation on the property for a previous gas leak.

DEMOGRAPHIC HIGHLIGHTS:

2007 Estimates	1 Mile	3 Miles	5 Miles
Population:	6,936	55,232	137,605
Avg. HH Income	\$57,784	\$49,937	\$43,038

Source: Applied Geographic Solutions/TIGER Geography, Aug. 2007

TRAFFIC COUNTS:

Drexel Road:	4,688 average cars per day
Cardinal Avenue:	8,105 average cars per day
Total:	12,793 average cars per day

(Source: Pima County Traffic Engineering Department, Nov. 2006)

Exclusively Represented By:

TERRY DAHLSTROM
(terrydahlstrom@volkco.com)
520-326-3200



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.

2730 E Broadway, Suite 200
Tucson, Arizona 85716

Phone: 520-326-3200
Fax: 520-327-7906



**Pistor
Middle
School**

Cardinal Ave

Drexel Rd

SUBJECT

