

# Golf Links & Kolb Shopping Center

## NWC Golf Links & Kolb – Tucson, Arizona



**SHOPPING CENTER SPACE FOR LEASE**

**Contact Agent**

*Exclusively Represented By:*

**DEBBIE HESLOP, CCIM**  
(dheslop@volkco.com)

**VOLK COMPANY**  
**520-326-3200**

- ◆ In the heart of Tucson's southeast trade area.
- ◆ Excellent visibility and access from both Golf Links and Kolb.
- ◆ Approximately one mile from Davis Monthan Air Force Base.
- ◆ Ample parking.
- ◆ Surrounded by densely populated, established neighborhoods.
- ◆ Current tenants include:



### TRAFFIC COUNTS

Kolb Road:	46,000 avg. cars per day
Golf Links Road:	<u>46,000</u> avg. cars per day
Total:	92,000 avg. cars per day

Source: Pima Association of Governments, 2010 Traffic Count Map

### DEMOGRAPHIC HIGHLIGHTS

2011 Estimates	1 Mile	3 Miles	5 Miles
Population	19,022	92,813	200,399
Avg. HH Income	\$50,634	\$51,364	\$56,261

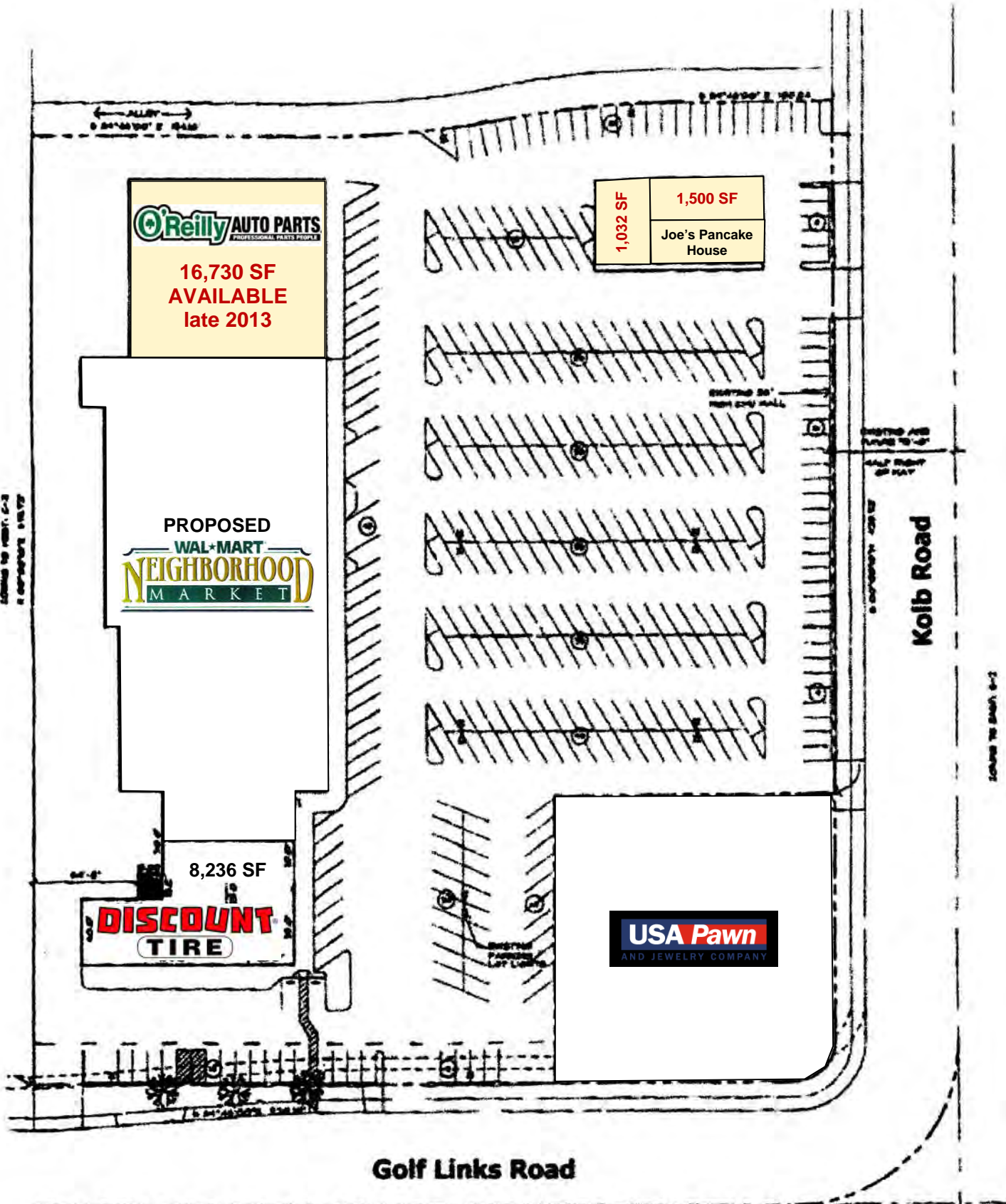
Source: Applied Geographic Solutions/TIGER Geography, August 2011



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.

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**SITE PLAN**

