

FREESTANDING RETAIL BUILDING FOR LEASE

380 West Grant Road, Tucson, Arizona



LOCATION:

High profile freestanding building located at the lighted intersection at Grant Road and Oracle Road.

APPROXIMATE PARCEL SIZE:

18,000 SF

APPROXIMATE BUILDING SIZE:

3,500 SF

ACCESS:

Ingress and egress on both Oracle Road and Grant Road

*Exclusively
Represented By:*

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COMMENTS:

This building was originally built as a convenience store at one of Tucson's busiest intersections. This property also has a large monument sign near the intersection for both Oracle Road and Grant Road traffic. This property may be subject to condemnation due to the Grant Road widening. Visit www.grantroad.info for more information.

TRAFFIC COUNTS:

Grant Road:	40,000 avg. cars per day
Oracle Road:	47,000 avg. cars per day
Total:	87,000 avg. cars per day

Source: Pima Association of Governments, 2007

DEMOGRAPHIC HIGHLIGHTS:

2009 Estimates	1 Mile	3 Miles	5 Miles
Population:	15,078	122,968	251,729
Avg. HH Income:	\$27,366	\$37,656	\$44,176

Source: Applied Geographic Solutions/TIGER Geography, July 2009



* An Arizona licensed real estate agent or broker at Volk Company has an ownership interest in this property. *

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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