

# Freestanding Building for Sale/Lease

## Plaza 22

### 7475 E 22nd Street, Tucson



Exclusively represented by

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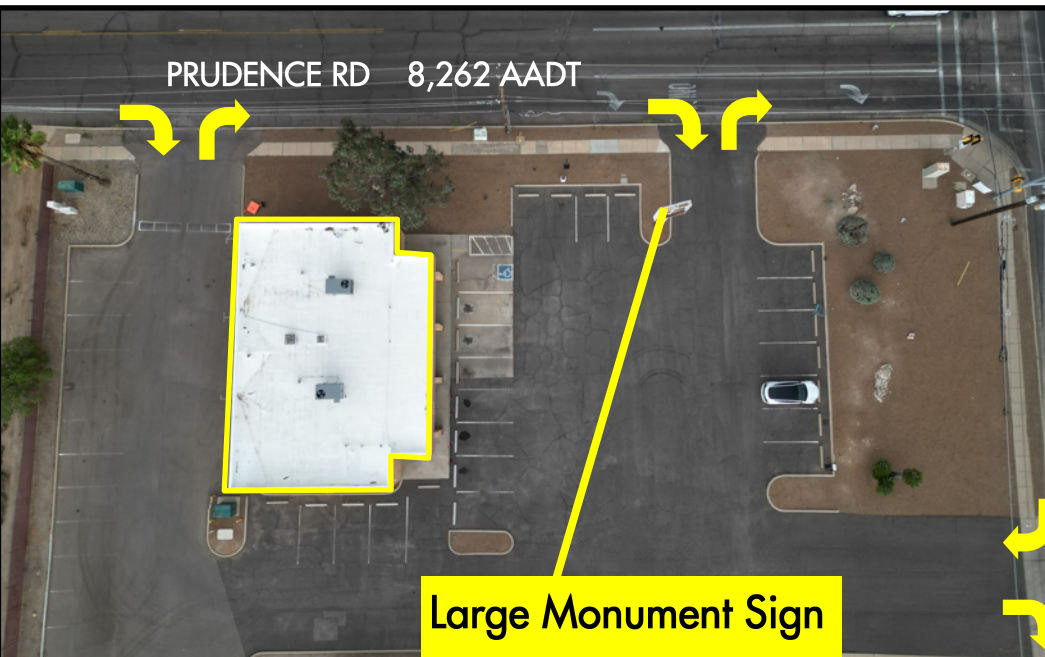
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# Freestanding Retail Building for Lease

## Plaza 22

### 7401-7475 E 22nd Street, Tucson



#### AVAILABLE

#### 7475 E 22nd Street

|             |                 |
|-------------|-----------------|
| BLDG SIZE   | ±2,680          |
| SALE PRICE  | \$590,000       |
| LEASE RATE  | \$16.50 PSF NNN |
| NNN CHARGES | \$5.50 PSF      |

#### HIGHLIGHTS

- Hard corner freestanding building
- Large monument signage
- Located in a densely populated trade area
- Excellent visibility from a signalized intersection
- Ample parking and easy access
- Strong daytime employment
- Fronting 22nd Street, a major east/west arterial

#### DEMOGRAPHICS

(2024 Estimates)

|                      | 1-MILE   | 3-MILES  | 5-MILES  |
|----------------------|----------|----------|----------|
| Population           | 16,330   | 123,099  | 216,378  |
| Avg Household Income | \$80,905 | \$84,858 | \$93,572 |
| Total Employees      | 5,606    | 40,164   | 78,311   |

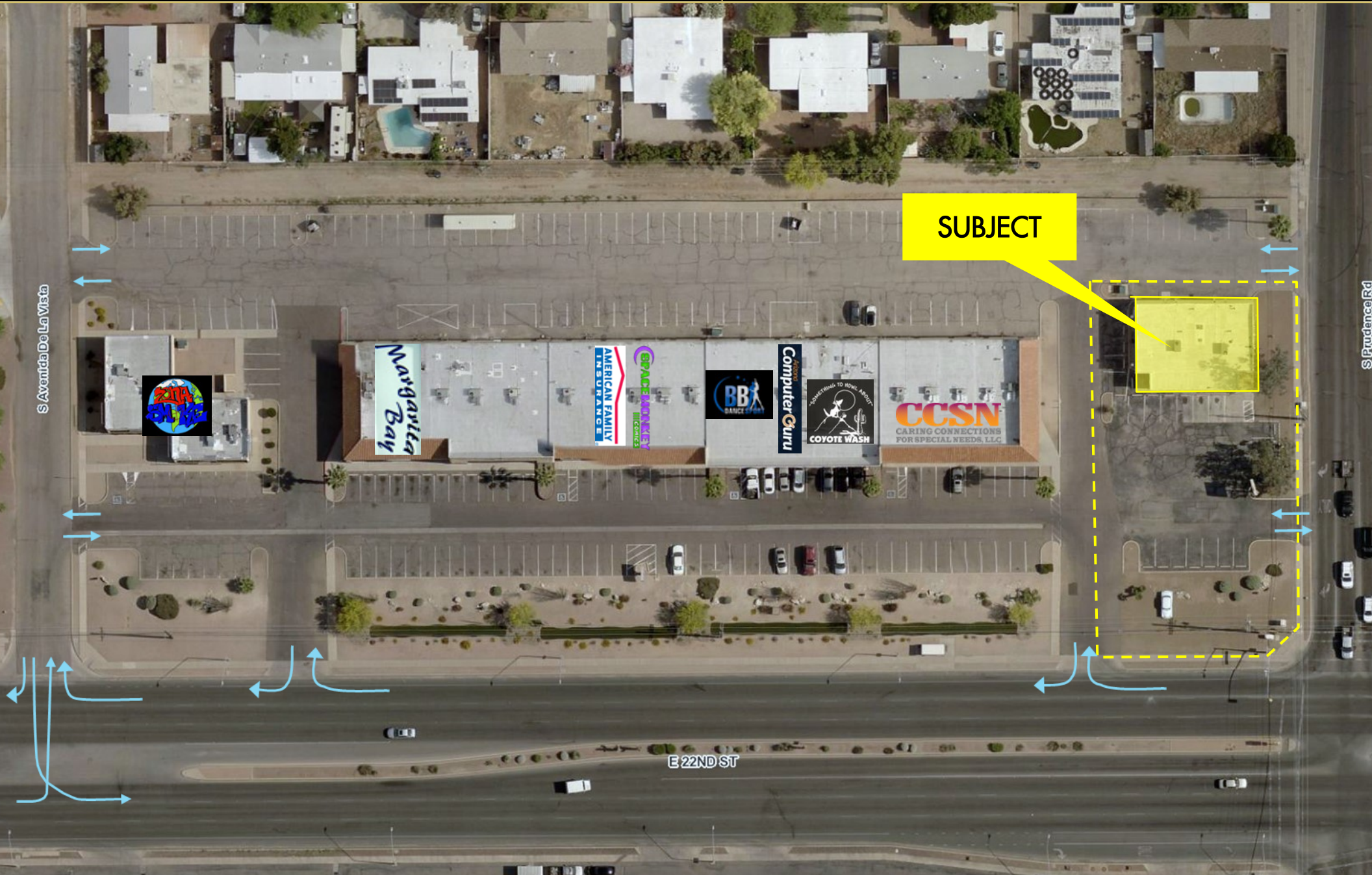
SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

#### TRAFFIC COUNTS

|               |                    |
|---------------|--------------------|
| 22nd STREET   | 37,213 AADT (2023) |
| PRUDENCE ROAD | 8,262 AADT (2023)  |

SOURCE: Pima Association of Governments





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