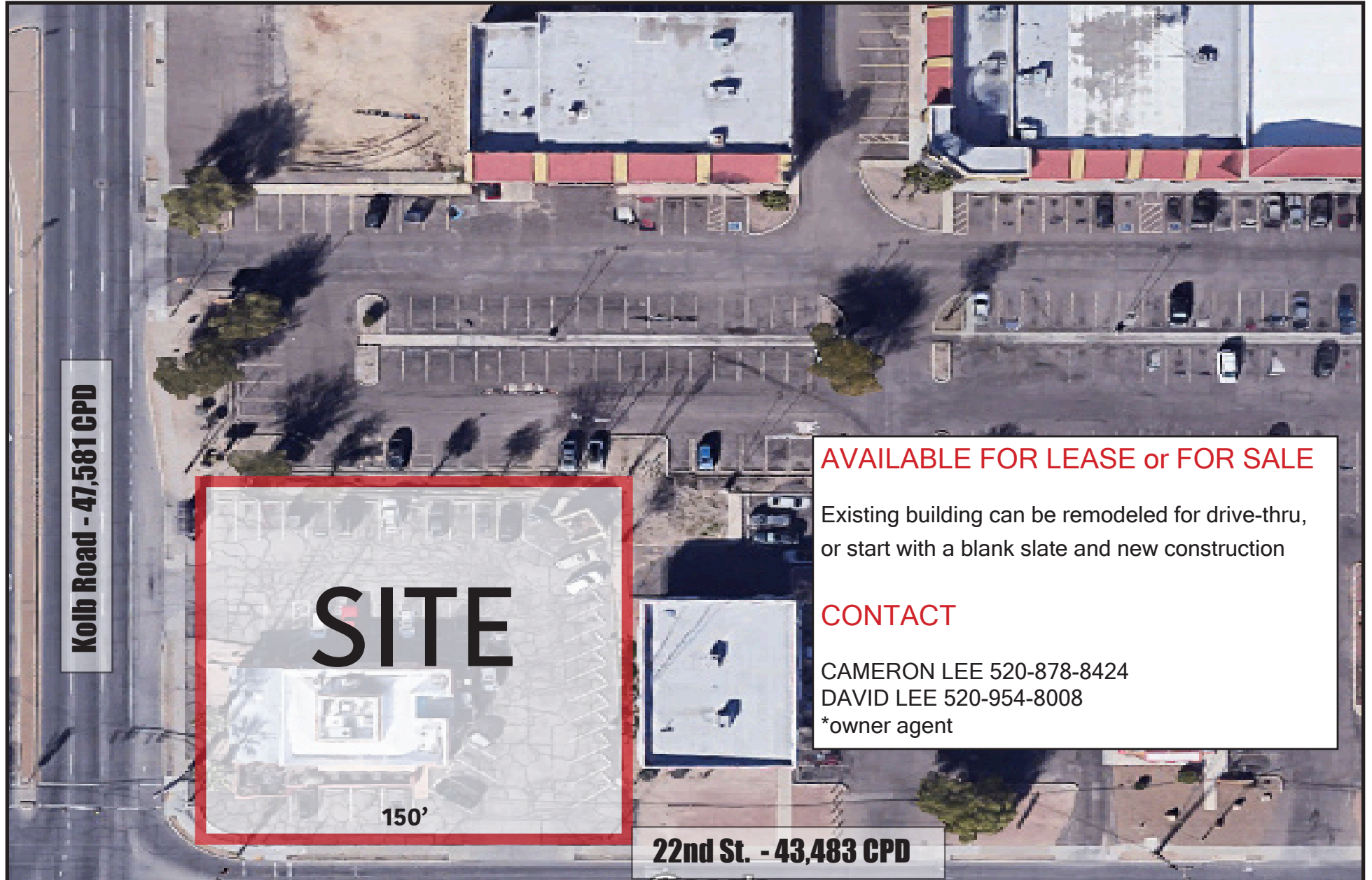




# HARD CORNER PAD

FORMER CHUY'S - 7101 E. 22ND ST. TUCSON, AZ



**Kolb Road - 47,581 CPD**

**SITE**  
150'




**22nd St. - 43,483 CPD**

**AVAILABLE FOR LEASE or FOR SALE**  
Existing building can be remodeled for drive-thru,  
or start with a blank slate and new construction  
**CONTACT**  
CAMERON LEE 520-878-8424  
DAVID LEE 520-954-8008  
\*owner agent

DAVID LEE  
REAL ESTATE  
COMPANY, LLC



 **DISPENSARY**  
CANNABIS DESTINATION + DRIVE THRU

**CHÜZE**  
FITNESS

  
goodwill

**SITE**

  
POPEYES



**22nd St. - 43,483 CPD**



**Kolb Road - 47,581 CPD**









**CONTACT:**  
CAMERON LEE  
520-878-8424  
DAVID LEE  
520-954-8008

**fray's**



SEPTEMBER 12, 2023

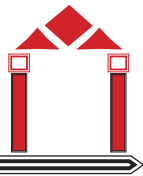
# Where are the busiest intersections in the Pima County region?

Pima Association of Governments' **Traffic Count program** collects data from hundreds of intersections and roadway corridors throughout Pima County. The traffic count **interactive** map allows users to view the most recent data collections to see which streets in our region have the heaviest traffic volumes.

The data below show the intersections in Pima County that have the highest traffic counts based on peak morning hours of 7 to 9 a.m. and evening hours from 4 to 6 p.m.

<u>Morning Peak</u>	<u>Vehicles</u>
Swan Road and Golf Links Road	12,693
Speedway and Kolb Road	12,369
22nd Street and Kolb Road	11,962
Grant Road and Craycroft Road	11,801
Grant Road/Kolb Road and Tanque Verde Road	11,428
Valencia Road and Interstate 19	11,264
Speedway and Wilmot Road	11,064
Broadway and Kolb Road	10,805
Grant Road and Swan Road	10,731
Swan Road and 22nd Street	10,644

<u>Evening Peak</u>	<u>Vehicles</u>
22nd Street and Kolb Road	14,228
Broadway and Kolb Road	13,880
Speedway and Kolb Road	13,809
Broadway and Wilmot Road	13,606
Swan Road and Golf Links Road	13,458
Grant Road and Craycroft Road	13,158
22nd Street and Craycroft Road	13,074
Broadway and Craycroft Road	12,781
Speedway and Wilmot Road	12,683
Campbell Avenue and Speedway	12,652



# SURVEY

## DEMOGRAPHICS

- 1 Mile Radius Population: 15,863 People
- 3 Mile Radius Population: 125,236 People
- 5 Mile Radius Population: 227,907 People
- 1 Mile Radius Avg HH Income: \$54,057
- 3 Mile Radius Avg HH Income: \$52,372
- 5 Mile Radius Avg HH Income: \$58,752

