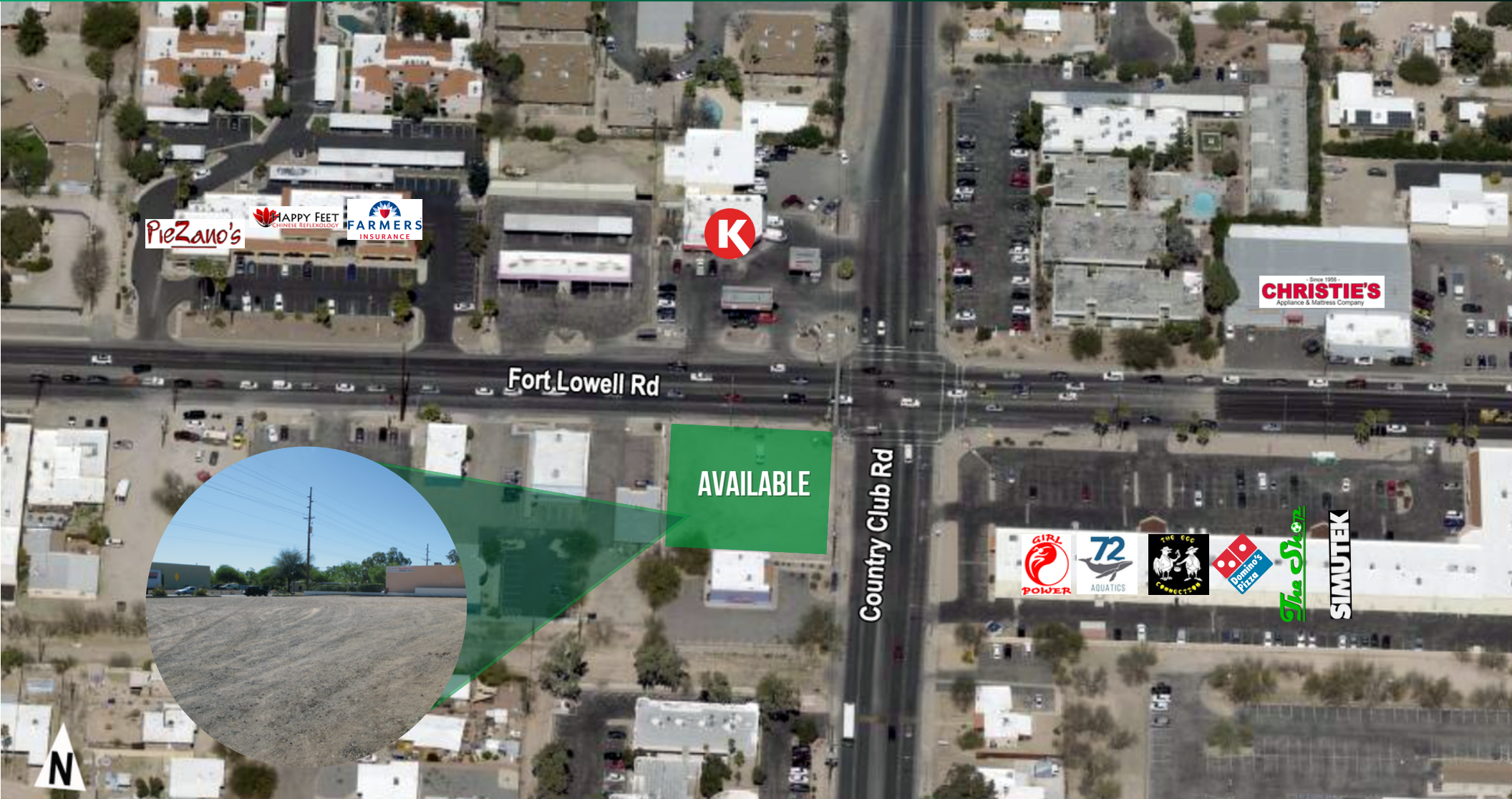


FOR BUILT TO SUIT OR GROUND LEASE

# 3050 E Fort Lowell Rd

Tucson, AZ 85716



GRIMM COMMERCIAL LLC  
3776 N 1ST AVE STE.200  
TUCSON, ARIZONA 85719

STEPHEN GRIMM 520-795-5200 EXT 700  
JUAN C. PANTOJA 520-795-5200 EXT 701  
BROKERAGE@GRIMMCOMMERCIAL.COM

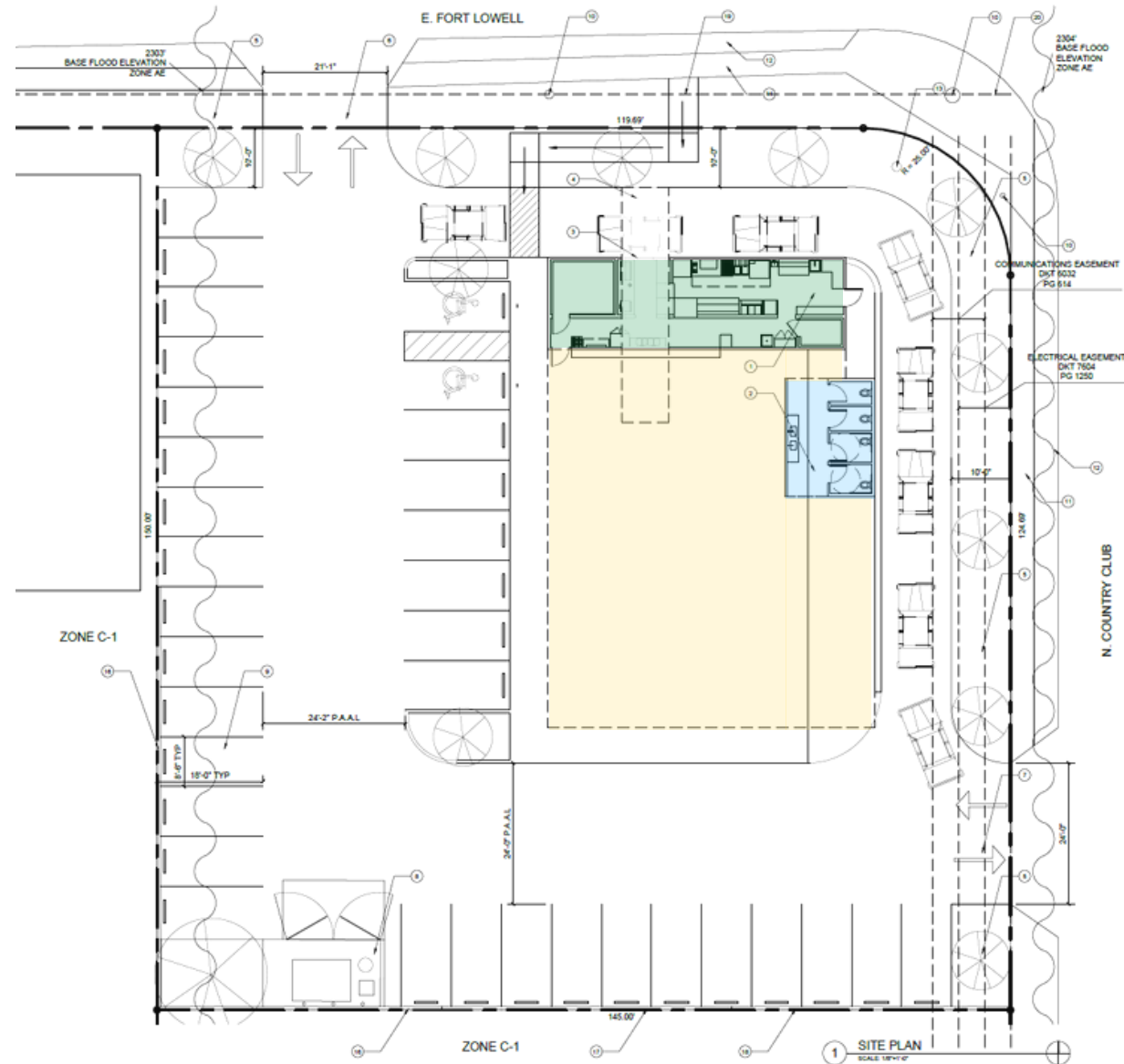
All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

### APPROVED SITE PLAN

OUTDOOR SPACE: ±3,250 SF

FOOD/COFFEE PREP: ±788 SF

BATHROOMS: ±307 SF



### THE PROPERTY

LAND SIZE: ±22,241 SF

REDEVELOPMENT SIZE: ±4,345 SF WITH DRIVE-THRU

LEASE RATE: CALL BROKER FOR PRICING

DRIVE-THRU STACK: 8 CARS

ZONING: C-1, CITY OF TUCSON

### PROPERTY HIGHLIGHTS

- LOCATED ON THE SOUTHWEST CORNER OF FORT LOWELL AND COUNTRY CLUB
- THE SITE IS ACROSS THE STREET FROM A FULL-SERVICE CIRCLE K
- SURROUNDED BY DENSE RESIDENTIAL AREA
- THE C-1 ZONING IS IDEAL FOR RETAIL, OFFICE, OR RESTAURANT USE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 EST. POPULATION	16,902	124,420	278,052
MEDIAN HOUSEHOLD INCOME	\$40,756	\$38,524	\$41,836
HOUSEHOLDS	8,162	55,587	122,585
DAYTIME POPULATION	4,697	8,429	172,210
TOTAL RETAIL EXPENDITURE	\$109 M	\$1.35 B	\$3.17 B

GRIMM COMMERCIAL LLC  
3776 N 1ST AVE STE.200  
TUCSON, ARIZONA 85719

STEPHEN GRIMM 520-795-5200 EXT 700  
JUAN C. PANTOJA 520-795-5200 EXT 701  
BROKERAGE@GRIMMCOMMERCIAL.COM