



**2424 E. Grant Rd.,**  
 Tucson, Arizona 85719

**Property Features**

- Great location along Grant Road in a central location
- Close to the University of Arizona
- High traffic volumes
- Highly visible location with excellent access
- 8,379 SF single-tenant, freestanding retail property
  - 4,959 SF of Retail showroom
  - 3,420 SF of warehouse storage space
- Estimated NNN charges: \$2.21 / SF
- C-1 (City of Tucson) Zoning
- APN#: 123-05-2630
- 2024 Taxes: \$12,892.91



| <b>Demographics</b>   | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------|----------|----------|----------|
| Average Age:          | 35.5     | 32.1     | 34.5     |
| Population:           | 14,612   | 135,226  | 279,892  |
| Average HH Income:    | \$52,215 | \$44,134 | \$47,837 |
| <b>Traffic Counts</b> |          |          | VPD      |
| E Grant Rd:           |          |          | 45,670   |
| N Tucson Blvd:        |          |          | 12,521   |

**NEW SALE PRICE: \$1,300,000.00 (\$155.15 PSF)**

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2900 N Swan Rd #200,  
 Tucson, Arizona 85712  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# Photos

For Sale  
2424 E. Grant Rd.  
±8,379 SF



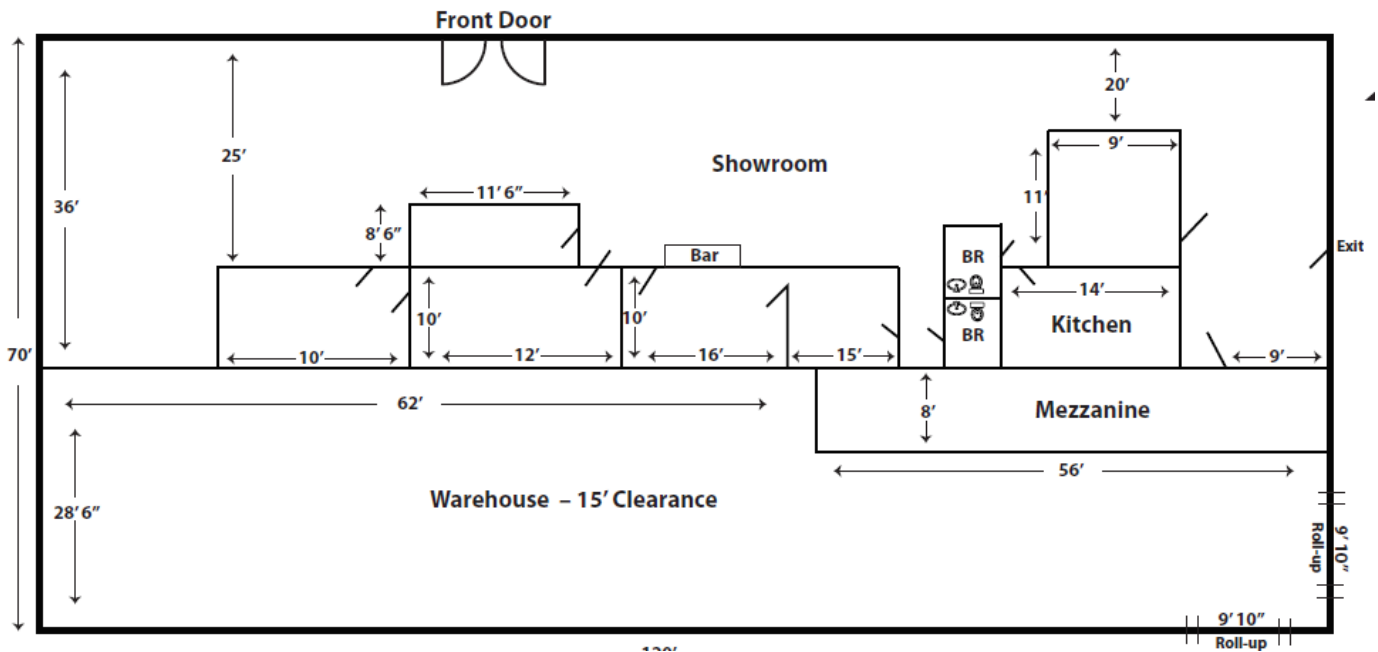
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# Aerial + Floor Plan

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