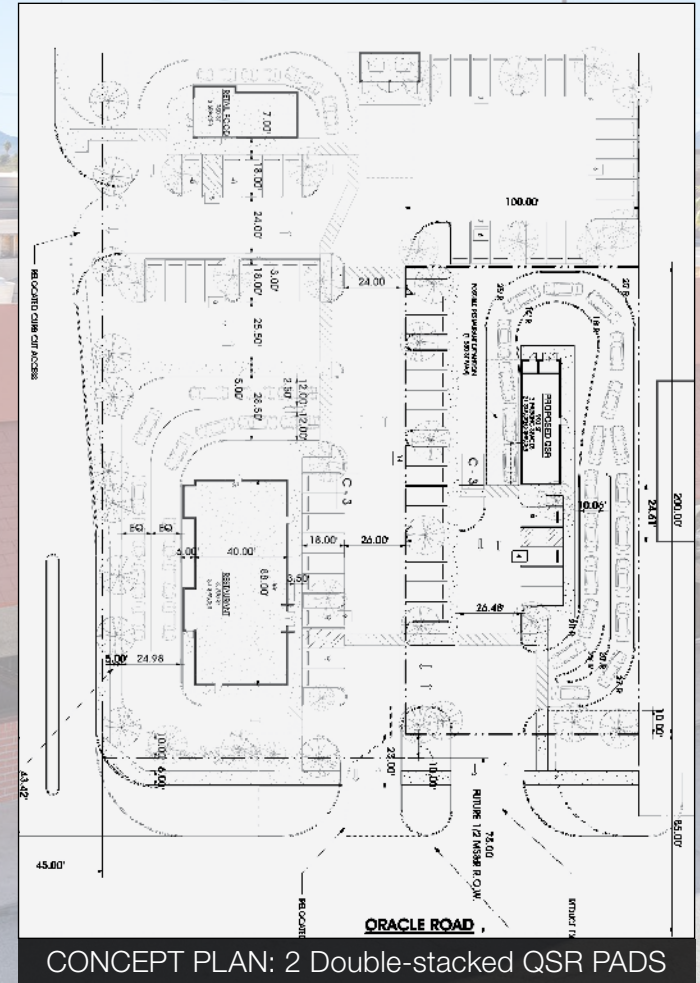


TWO GROUND LEASE OPPORTUNITIES

4001 & 4025 N Oracle Rd
Tucson, AZ 85713



CURRENT CONFIGURATION



Ben Craney

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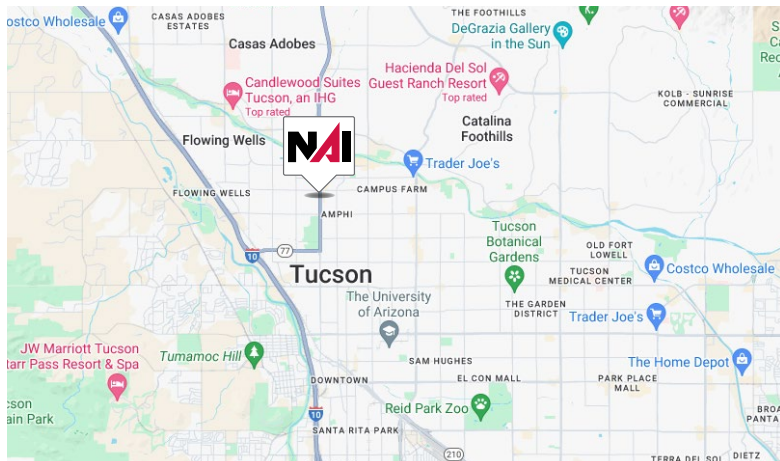
2900 N Swan Rd, Suite 200

Tucson, AZ 85712

+1 520 326 2200

naihorizon.com

Property Information



Property Type: Retail

Location: 4001 & 4025 N Oracle Road
Tucson, AZ 85713

Lease: Contact Broker

Site Size: 69,816 SF

Zoning: C-3, City of Tucson

Primary Use: Restaurant

Parcel: 104-09-144E, 104-09-144C

Property Features

- Oracle Road Frontage
- Established QSR location
- C-3 Zoning, City of Tucson
- High Traffic Counts
- Hard Corner of Oracle Rd and Roger Rd
- Available Signage

Please Call Brokers for Pricing

Demographics	1 mile	3 miles	5 miles
Population	14,252	103,082	233,249
Avg. Age	36.0	35.2	35.4
Avg. HH Income	\$49,846	\$67,167	\$78,750

Traffic Counts	VPD
Oracle Road	51,284
Roger Road	11,397

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NAI Horizon

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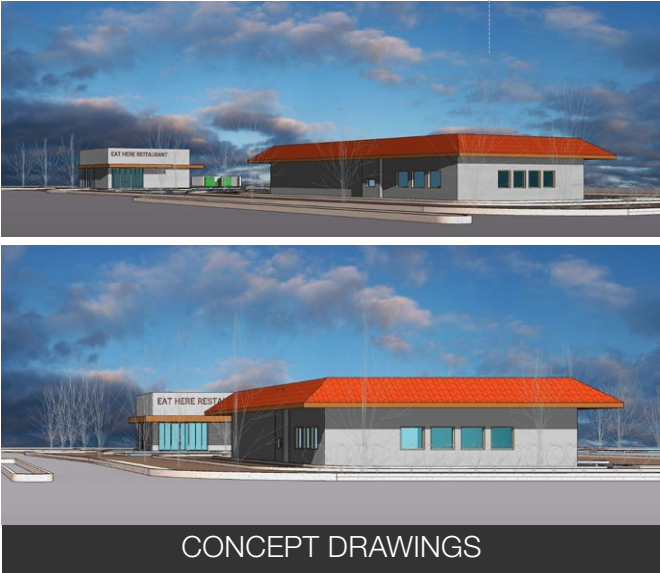
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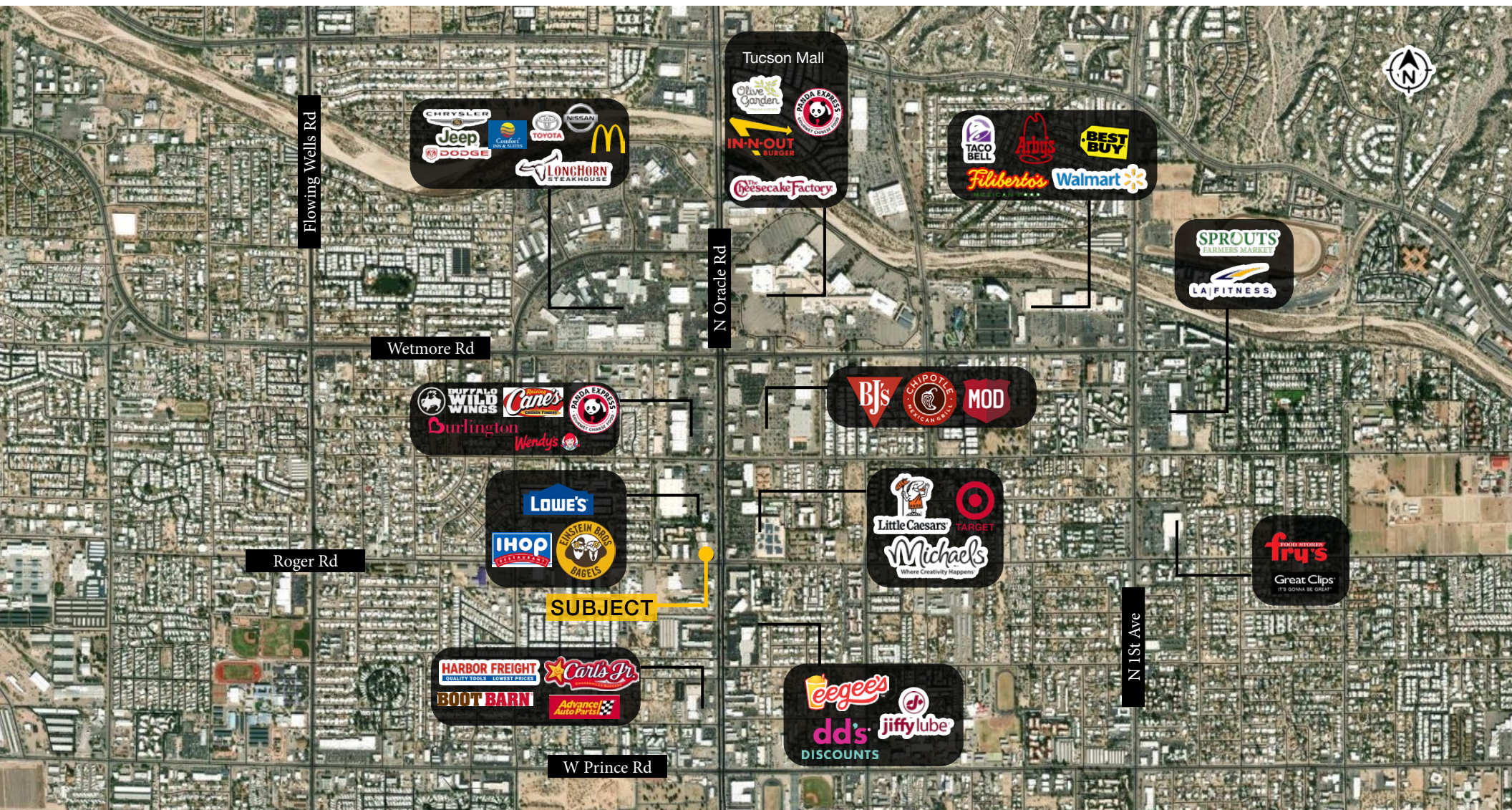
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Retail Map



T24-04-012

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