



DO NOT  
DISTURB  
TENANT

**DRIVE-THRU  
AVAILABLE**

1893 W Grant Rd  
Tucson, AZ 85745

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## ◆ AVAILABLE FOR LEASE

### Property Highlights

- Existing drive thru restaurant available
- Parcel size: 1.02 AC
- GLA: 3,043 SF
- Building plans available
- Close to the I-10
- Lease Rate: Call to discuss

### Traffic Counts

Grant Rd	28,673 CPD
Silverbell Rd	14,786 CPD
<b>Total</b>	<b>43,459 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,238	85,543	210,814
Estimated Households	3,746	39,032	92,300
Avg Household Income	\$85,995	\$62,492	\$73,344
Daytime Population	4,096	54,118	113,695

Source: SitesUSA

### Nearby Tenants

*Walgreens*

**SAFeway** 

 **McDonald's**

**CHASE** 

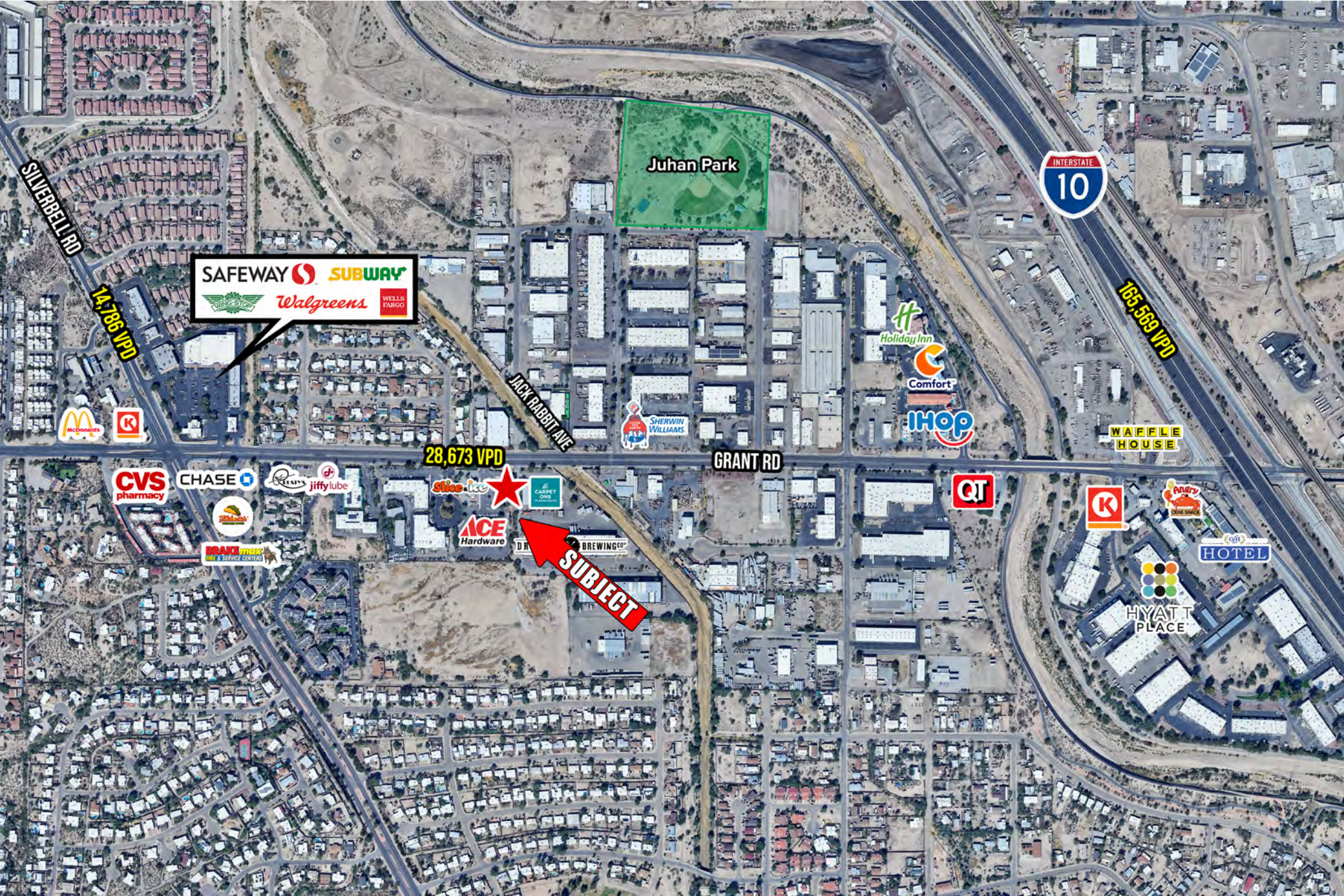
**CVS**  
pharmacy

**SUBWAY** 

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SAFeway SUBWAY  
Walgreens WELLS FARGO

Juhan Park

INTERSTATE  
10

SILVERBELL RD

14,786 VPD

165,569 VPD

JACK RABBIT AVE

GRANT RD

28,673 VPD

WAFLE  
HOUSE

CVS  
pharmacy

CHASE

jiffy lube

Slurpee

CARPET ONE

ACE  
Hardware

BREWING CO

SUBJECT

QT

K

Party  
Cross Street

HOTEL

HYATT  
PLACE

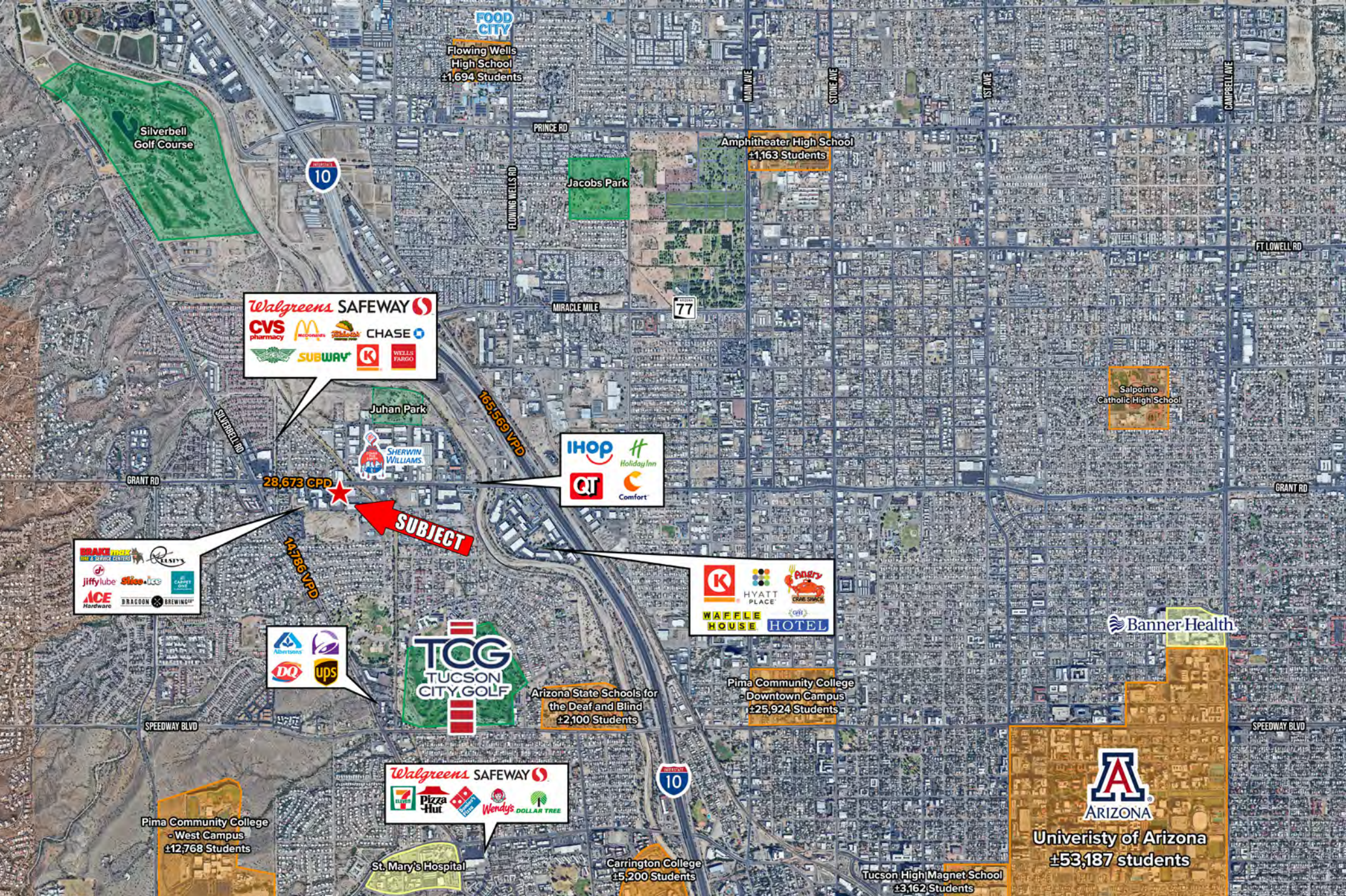
BRANKS  
H&M STORES

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# DEMOGRAPHICS



## 2025 POPULATION

1 MILE: 9,238  
3 MILES: 85,543  
5 MILES: 210,814



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$85,995  
3 MILES: \$62,492  
5 MILES: \$73,344



## 2025 TOTAL HOUSEHOLDS

1 MILE: 3,746  
3 MILES: 39,032  
5 MILES: 92,300



## TOTAL BUSINESSES

1 MILE: 488  
3 MILES: 4,754  
5 MILES: 11,414



## MEDIAN HOME VALUE

1 MILE: \$263,830  
3 MILES: \$241,394  
5 MILES: \$281,115



## NUMBER OF EMPLOYEES

1 MILE: 4,096  
3 MILES: 54,118  
5 MILES: 113,695

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