



# DRIVE-THRU AVAILABLE

1893 W Grant Rd  
Tucson, AZ 85745

Brian Harpel  
602.682.8150  
[brian.harpel@velocityretail.com](mailto:brian.harpel@velocityretail.com)

Paige Keefer  
602.682.8167  
[paige.keefer@velocityretail.com](mailto:paige.keefer@velocityretail.com)

 **VELOCITY**  
RETAIL GROUP



# AVAILABLE FOR LEASE



## ◆ 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

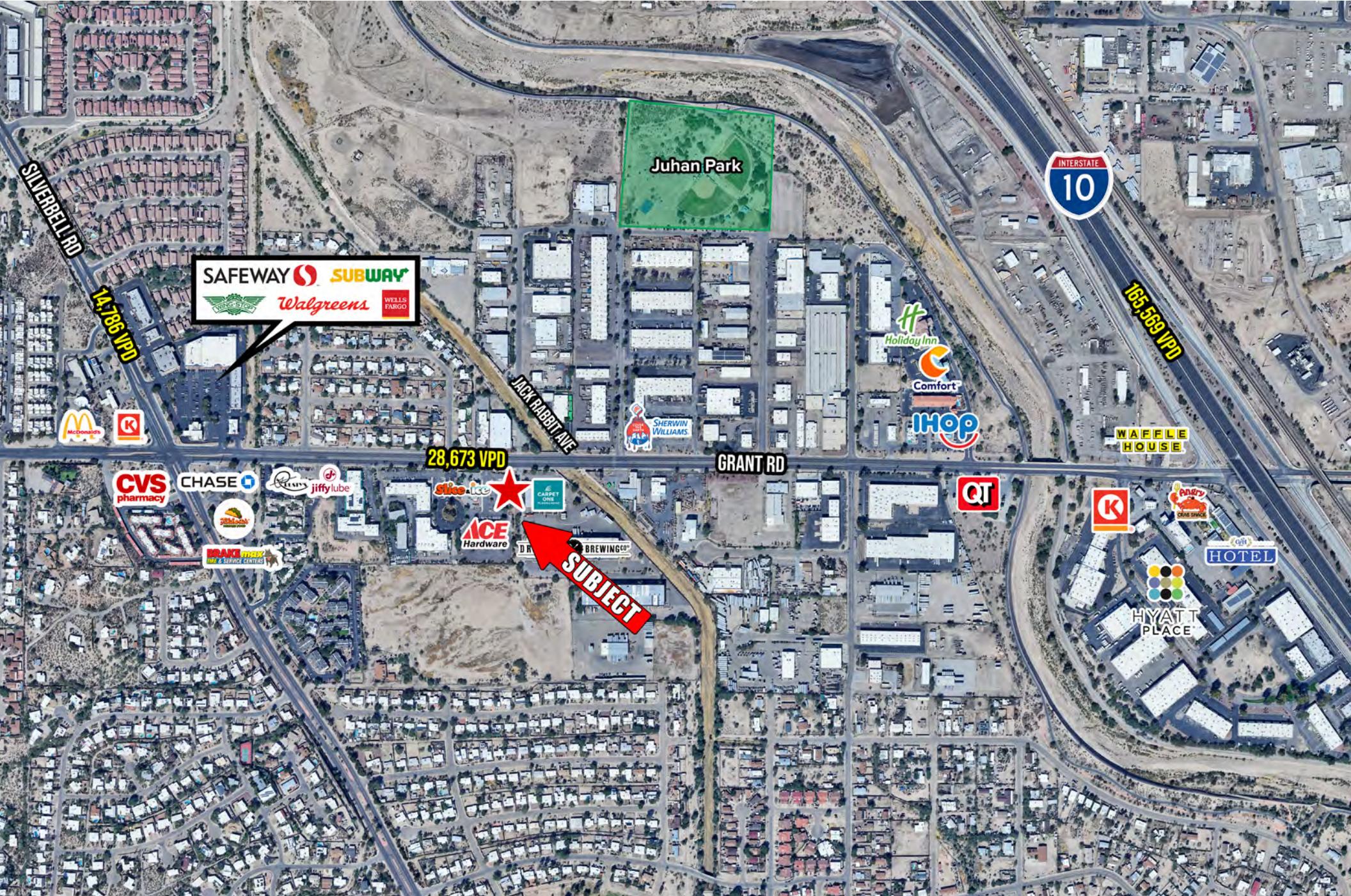
### Nearby Tenants



Brian Harpel  
602.682.8150  
brian.harpel@velocityretail.com

Paige Keefer  
602.682.8167  
paige.keefer@velocityretail.com

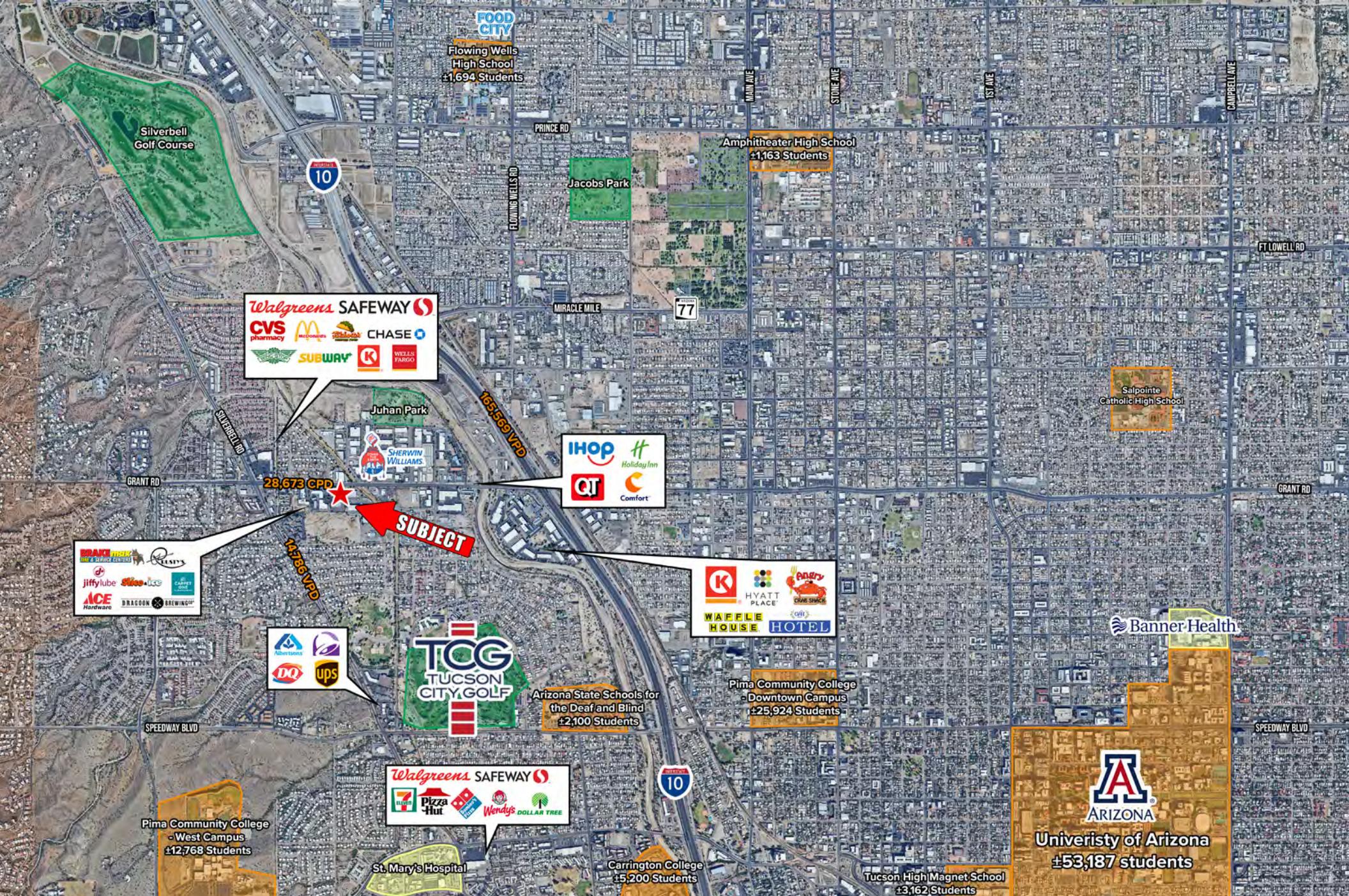
 **VELOCITY**  
RETAIL GROUP



Brian Harpel  
602.682.8150  
brian.harpel@velocityretail.com

Paige Keefer  
602.682.8167  
paige.keefer@velocityretail.com

**VELOCITY**  
RETAIL GROUP



Brian Harpel  
602.682.8150  
brian.harpel@velocityretail.com

Paige Keefer  
602.682.8167  
paige.keefer@velocityretail.com

**VELOCITY**  
**RETAIL GROUP**

# 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

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF5 05-07-2025 16:18:00  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

**Brian Harpel**  
602.682.8150  
[brian.harpel@velocityretail.com](mailto:brian.harpel@velocityretail.com)

**Paige Keefer**  
602.682.8167  
[paige.keefer@velocityretail.com](mailto:paige.keefer@velocityretail.com)

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

