

# GROUND LEASE FOR REDEVELOPMENT

4001 N Oracle Road  
Tucson, AZ 85713

YOUR  
SIGN  
HERE

DRIVE THRU

40 N

Current Configuration  
See Concept Plan

Ben Craney

+1 520 398 4885

ben.craney@naihonorizon.com

Gordon Wagner

+1 520 398 5130

gordon.wagner@naihonorizon.com

**NAI**Horizon

2900 N Swan Rd, Suite 200

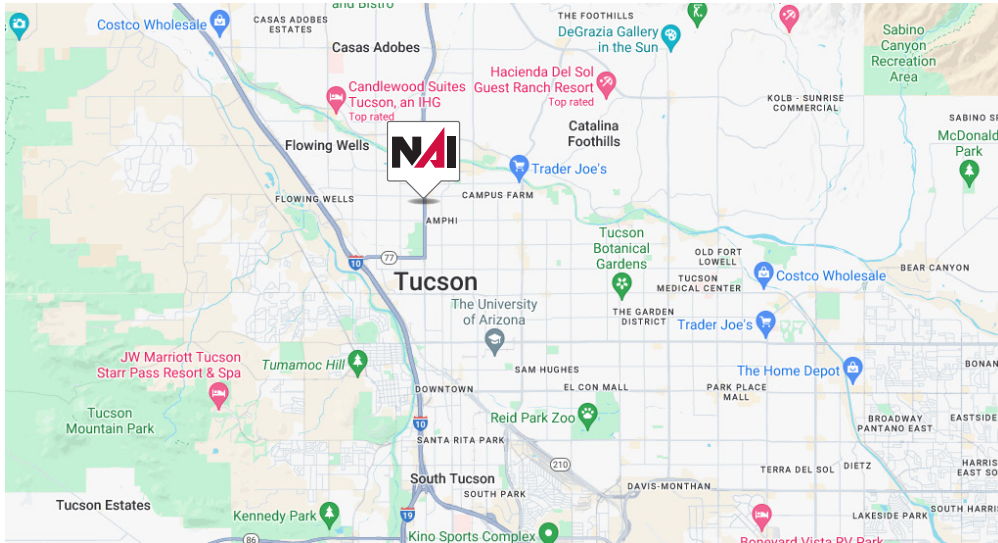
Tucson, AZ 85712

+1 520 326 2200

naihonorizon.com

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# Property Information



**Property Type:** Retail

**Location:** 4001 N Oracle Road

**Lease:** Contact Broker

**Size:** 3,188 SF

**Zoning:** C-3, City of Tucson

**Primary Use:** Restaurant

**Parcel:** 104-09-144E

## Property Features

- Oracle Road Frontage
- Established QSR location
- C-3 Zoning, City of Tucson
- High Traffic Counts
- Refurbished property
- Corner lot, drive-thru
- Pylon sign

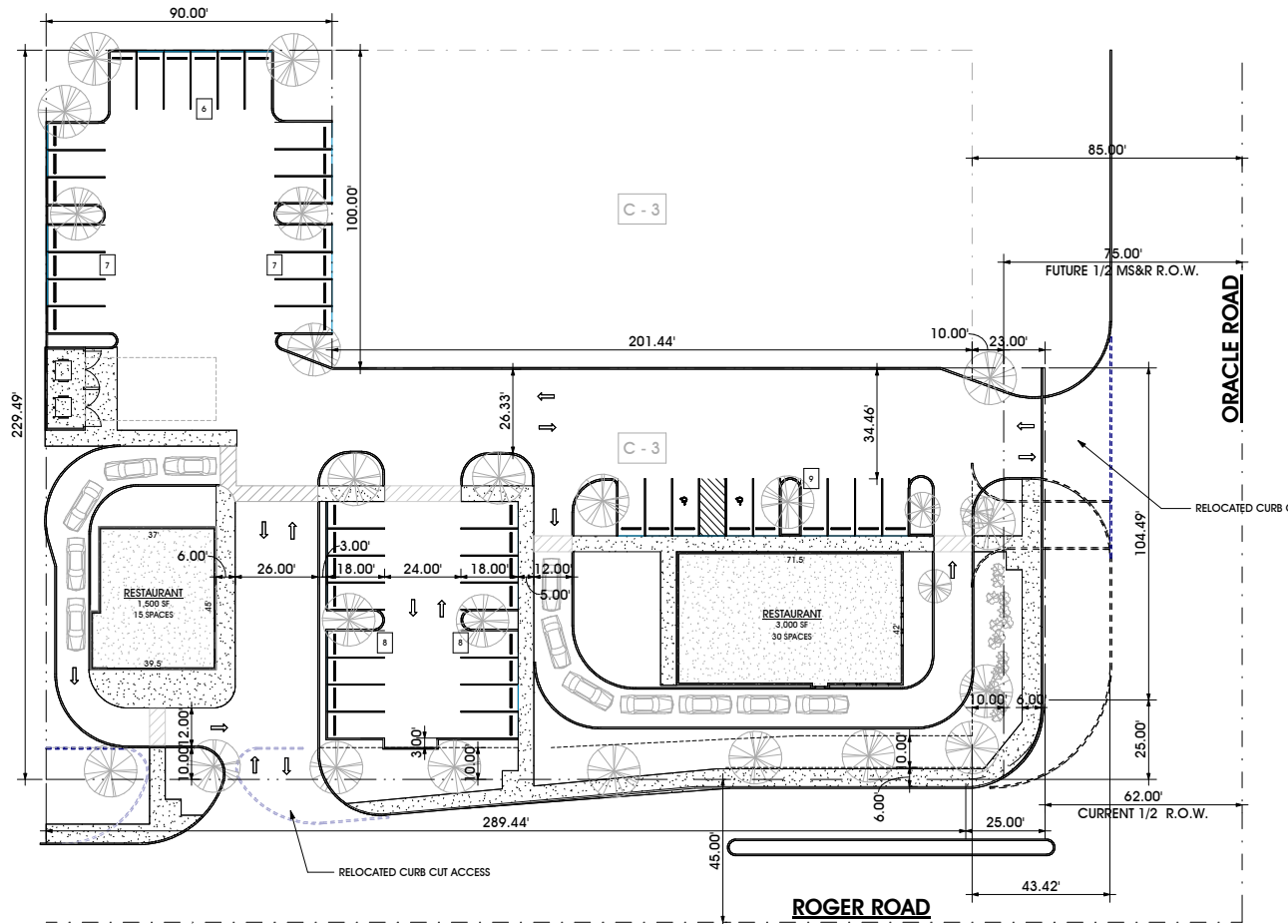
Demographics	1 mile	3 miles	5 miles
Population	14,252	103,082	233,249
Average Age	36.0	35.2	35.4
Average HH Income	\$49,846	\$67,167	\$78,750

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# Site Plan | Concept Plan



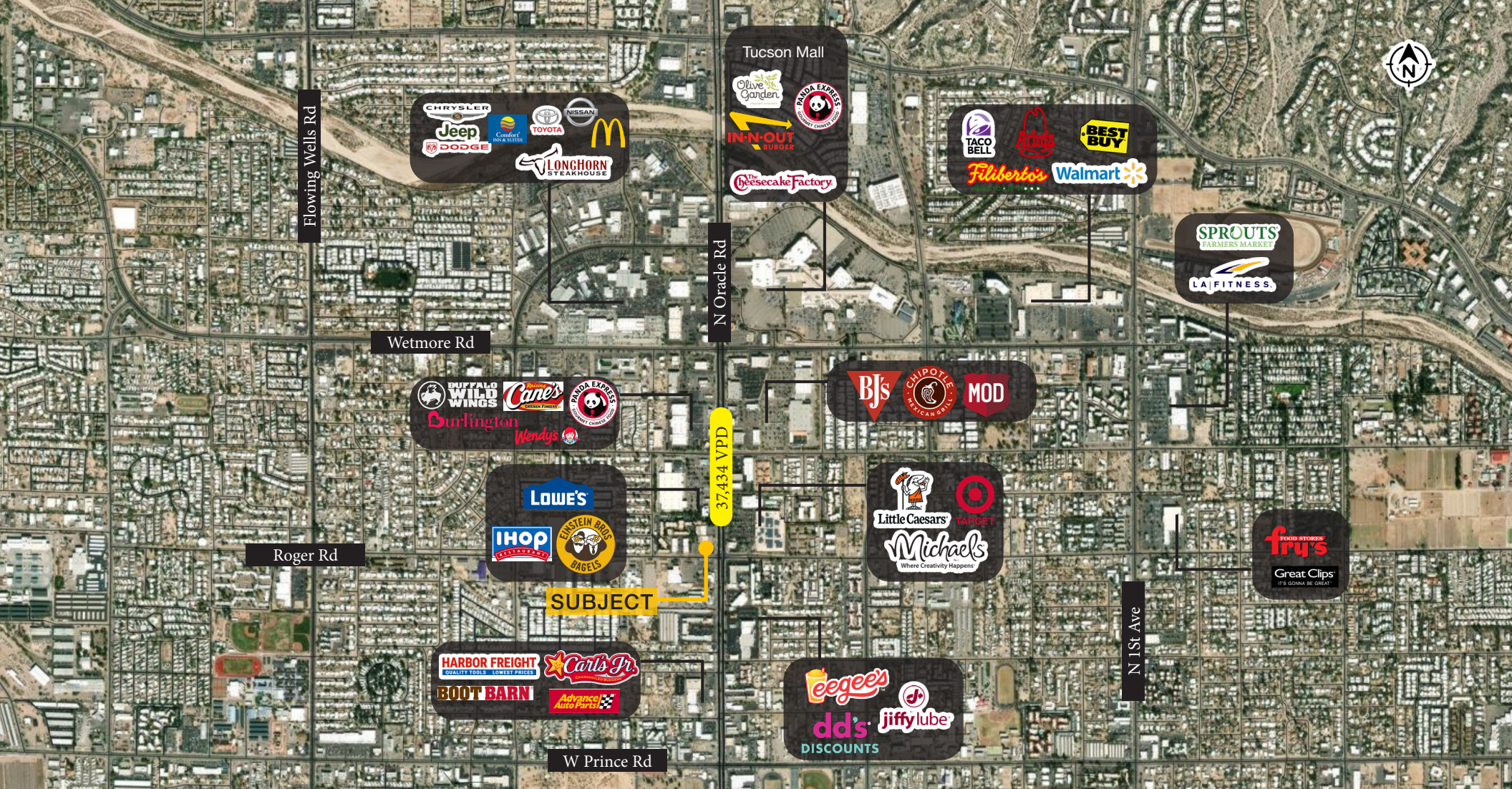
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# Retail Map



T24-04-012

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