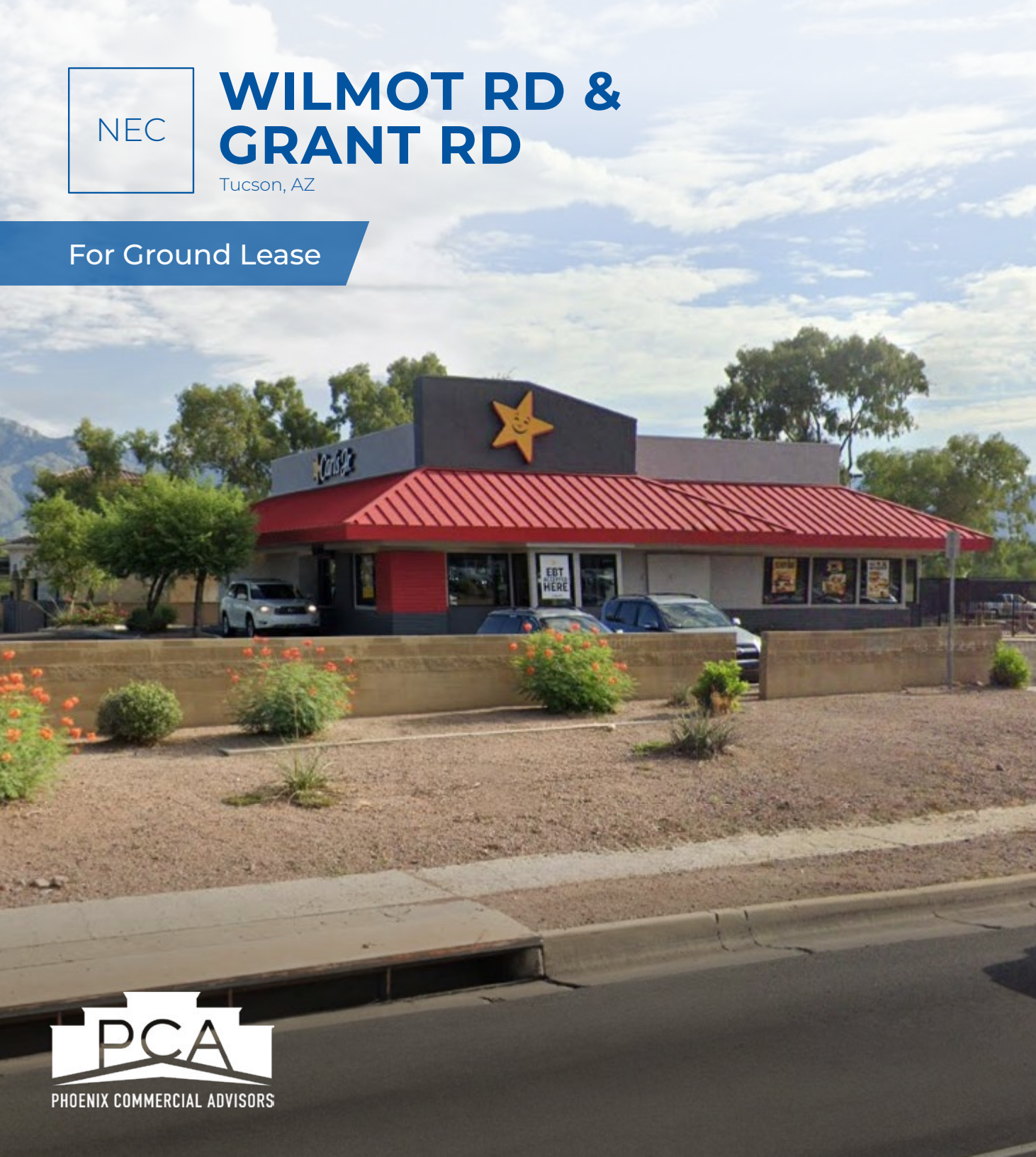


NEC

# WILMOT RD & GRANT RD

Tucson, AZ

For Ground Lease

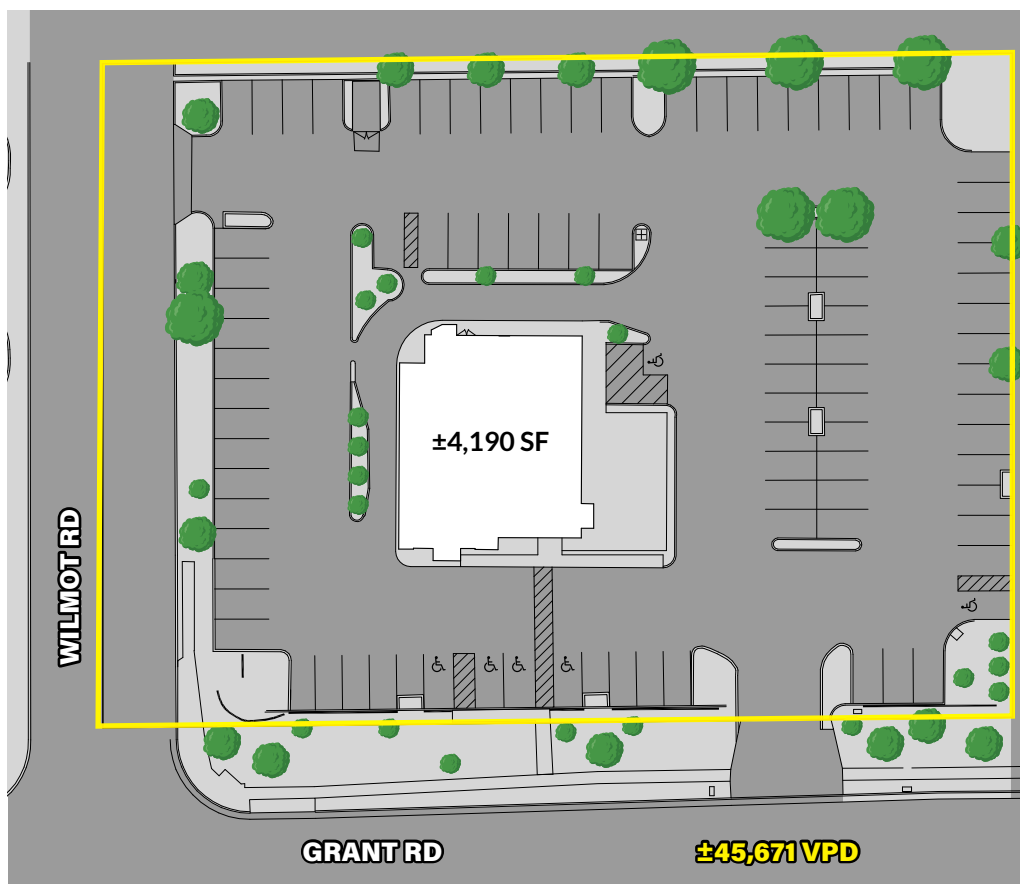




# property overview

BUILDING SIZE:	±4,190 SF
PARCEL SIZE:	±66,310 SF
ZONING:	CB-1, Local Business Zone, Pima County
PRICING:	CALL FOR RATES

## site plan



## traffic count ADOT 2024

Wilmot Rd		Grant Rd	
N	N/A (NB & SB)	E	±45,671 VPD (EB & WB)
S	±5,825 VPD (NB & SB)	W	±38,059 VPD (EB & WB)

## neighboring tenants

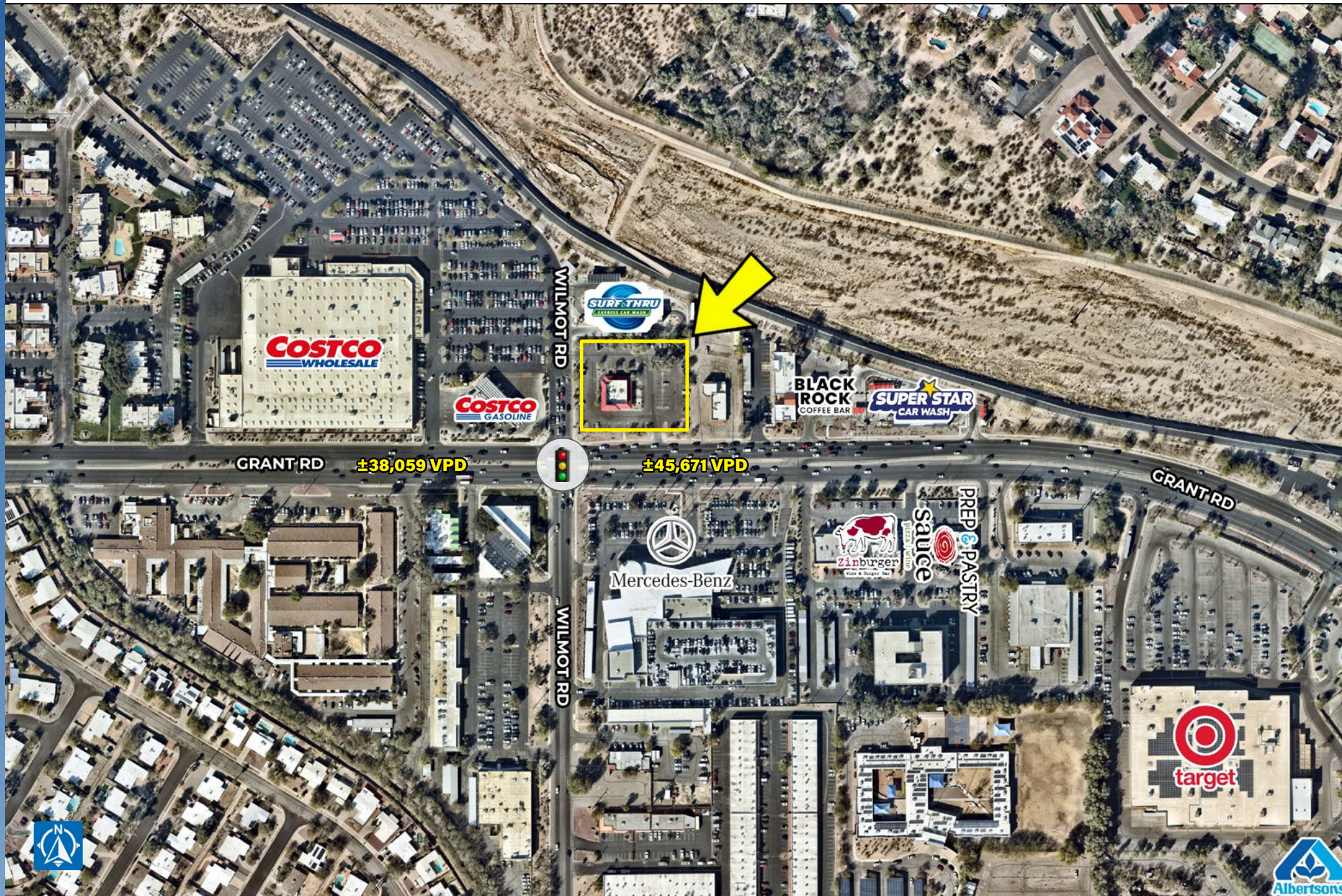


Mercedes-Benz





# zoom aerial



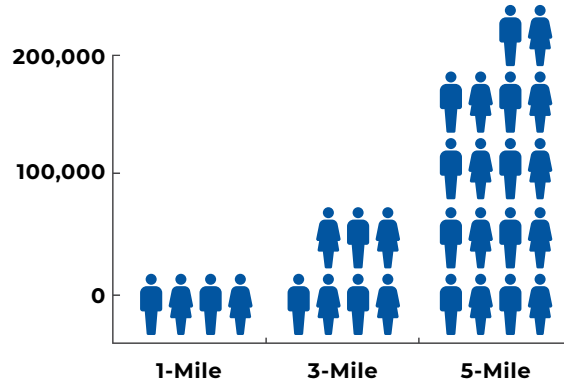


This is a detailed map of Tucson, Arizona, showing major roads, landmarks, and business locations. A yellow star marks a specific location near the intersection of N Wilcox Rd and E 22nd St. The map includes labels for various schools like Catalina High School and Rincon High School, and numerous retail stores such as Walmart, Target, and Costco. The terrain is hilly, and the city is densely populated with buildings and infrastructure.

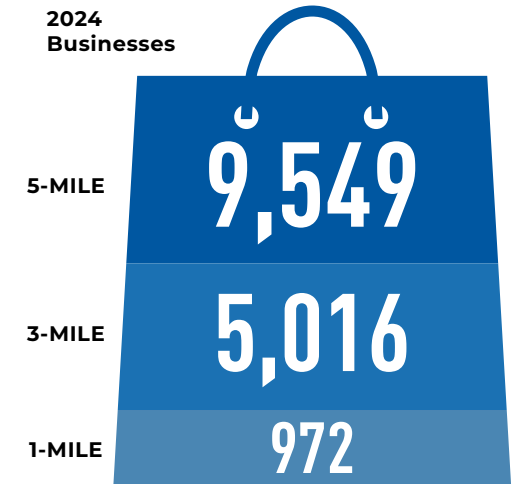
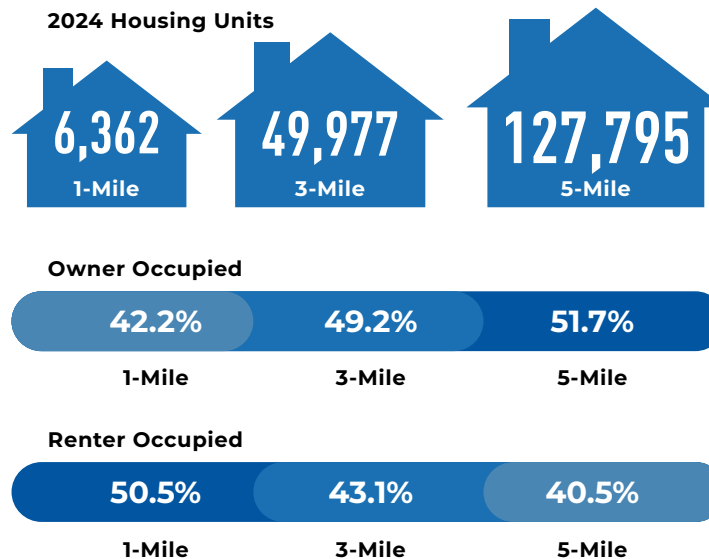
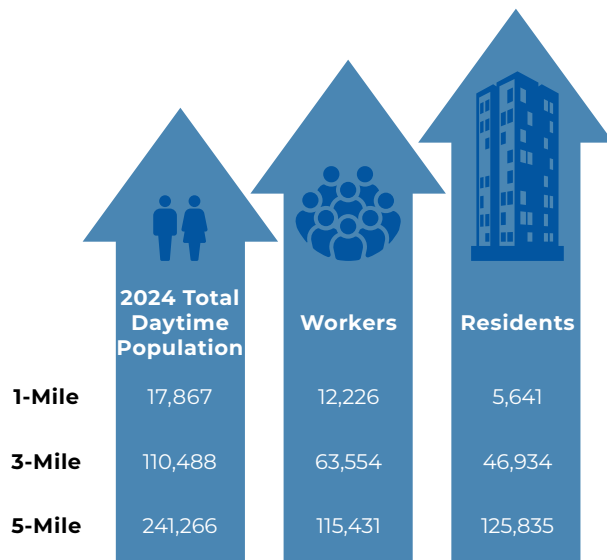
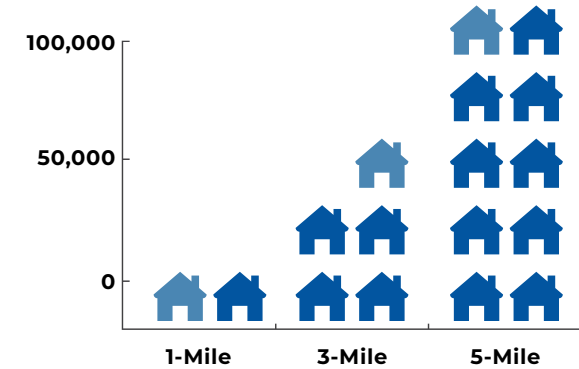


# demographics overview

ESRI 2024



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$53,370	\$83,570	\$43,392
3-Mile	\$58,392	\$87,716	\$44,141
5-Mile	\$60,012	\$90,113	\$42,879





## EXCLUSIVELY LISTED BY

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