

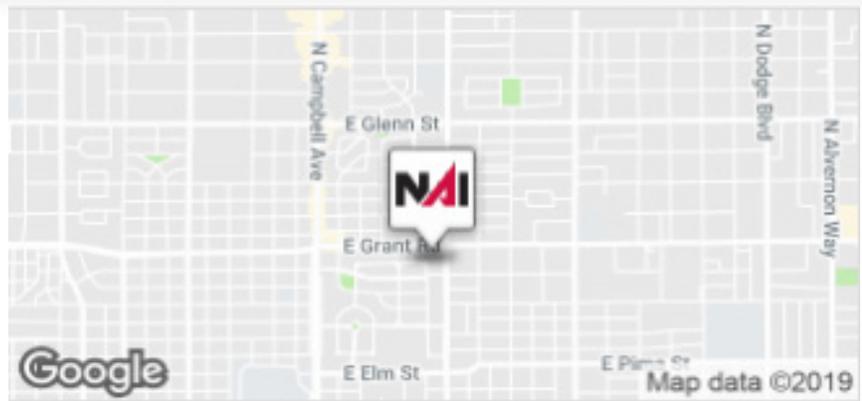


## 2424 E Grant Rd

Tucson, Arizona 85719

### Property Features

- Great Location along Grant Road in a central location
- Close to the University of Arizona
- High traffic volumes
- Highly visible location with excellent access
- 8,379 SF Single-tenant freestanding retail property. 4,959 SF of Retail showroom and 3,420 SF of warehouse storage space
- Estimated NNN charges \$2.21/ SF
- C-1 City of Tucson Zoning
- APN: 123-05-2630
- 2022 Taxes: \$14,293.90



<u>Demographics</u>	1 Mile	3 Miles	5 Miles
Average Age:	35.5	32.1	34.5
Population:	14,612	135,226	279,892
Average HH Income:	\$52,215	\$44,134	\$47,837

<u>Traffic Counts</u>	VPD
E Grant Rd:	45,670
N Tucson Blvd:	12,521

**NEW SALE PRICE: \$1,300,000.00 (\$155.15 PSF)**

For More Information:

**David Blanchette, CCIM**

+1 520 906 9446

david.blanchette@naihorizon.com

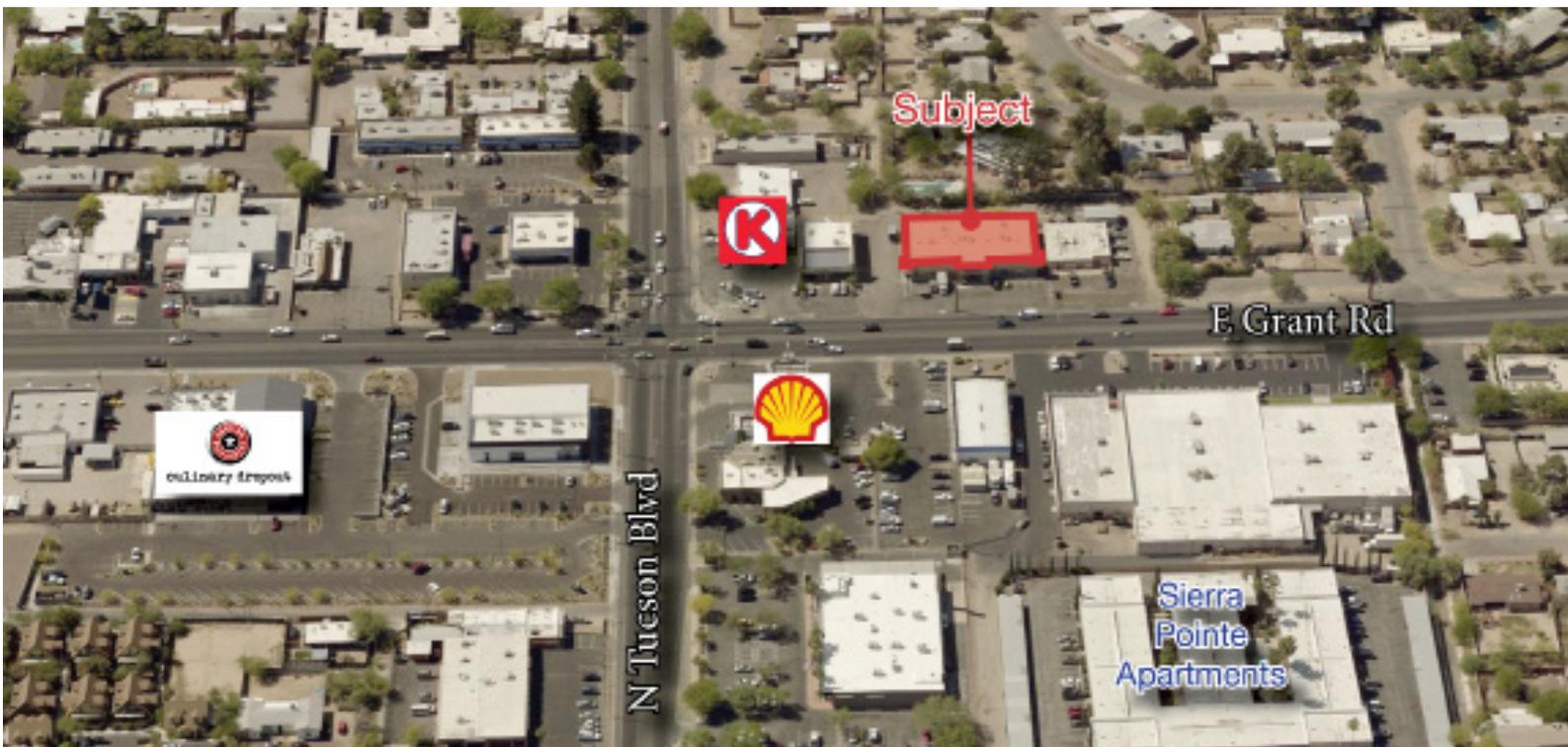
# Additional Photos

For Sale  
2424 E Grant Rd  
±8,379 SF



Aerial Photo

For Sale  
2424 E Grant Rd  
±8,379 SF



# Floor Plan

For Sale  
2424 E Grant Rd  
±8,379 SF

