

FOR SALE

2980-2984 E Fort Lowell

Tucson, AZ 85716



GRIMM COMMERCIAL LLC
3776 N 1ST AVE STE.200
TUCSON, ARIZONA 85719

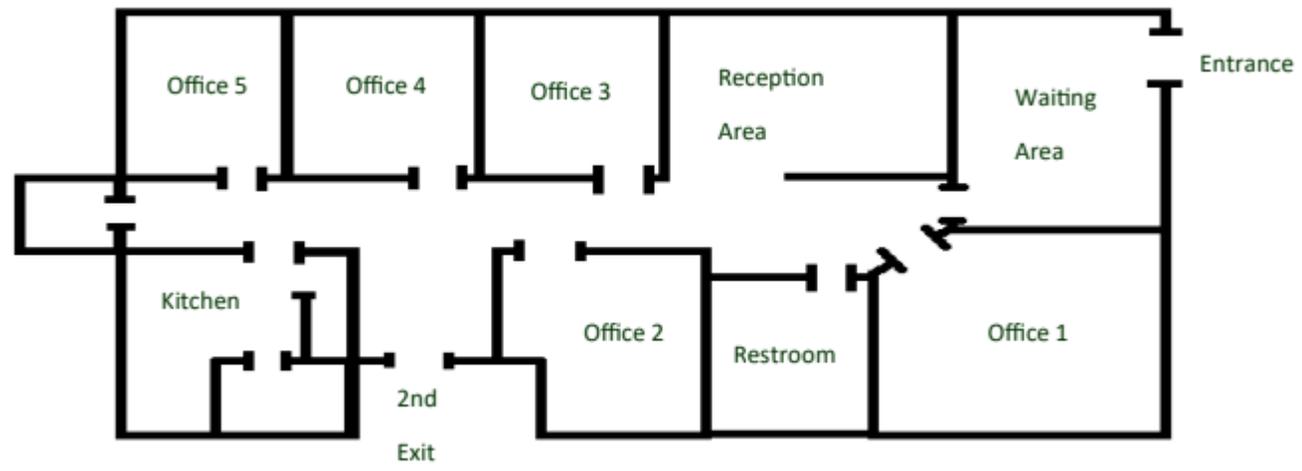
JUAN C. PANTOJA 520-795-5200 EXT 701
BROKERAGE@GRIMMCOMMERCIAL.COM

All information contained herein is deemed to be reliable but is not guaranteed by Grimm Commercial, LLC or any of its authorized representatives.

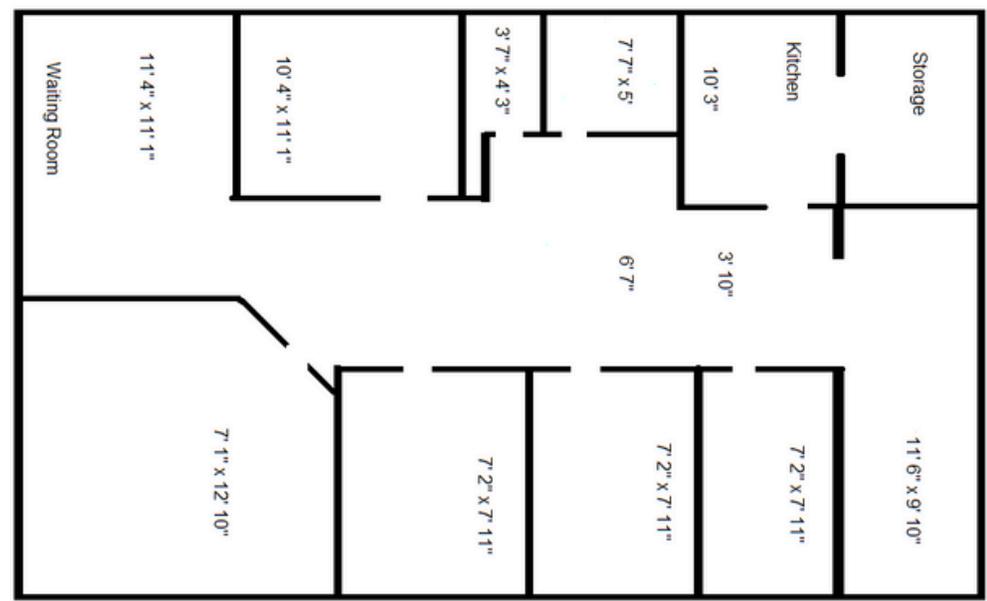
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FLOOR PLAN



2982 E FORT LOWELL



2980 E FORT LOWELL

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THE PROPERTY

BUILDING SPACE: 3,292 SF

LOT SIZE: 14,850 SF

ZONING: C1 [CITY OF TUCSON]

PURCHASE PRICE: \$499,000

PROPERTY HIGHLIGHTS

- LOCATED ACROSS FROM WINTERHAVEN NEIGHBORHOOD
- NEAR WINTERHAVEN SQUARE
- LOCATED ON TWO MAJOR ROADWAYS; FORT LOWELL AND COUNTRY CLUB [11,160 VEHICLES PER DAY]
- FULLY LEASED

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST. POPULATION	15,776	127,819	276,899
MEDIAN HOUSEHOLD INCOME	\$41,795	\$38,570	\$40,907
AVERAGE AGE	36	33	36
TOTAL # BUSINESSES	820	8,095	19,174
TOTAL # EMPLOYEES	6,016	70,274	188,727

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DOLLAR GENERAL

Since 1956
CHRISTIE'S
Appliance & Mattress Company - Since 1956

CIRCLE K

PieZano's



Pickleball
SIMUTEK
Core of your digital world.



copenhagen

SUBJECT

E FORT LOWELL RD

N COUNTRY CLUB RD

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