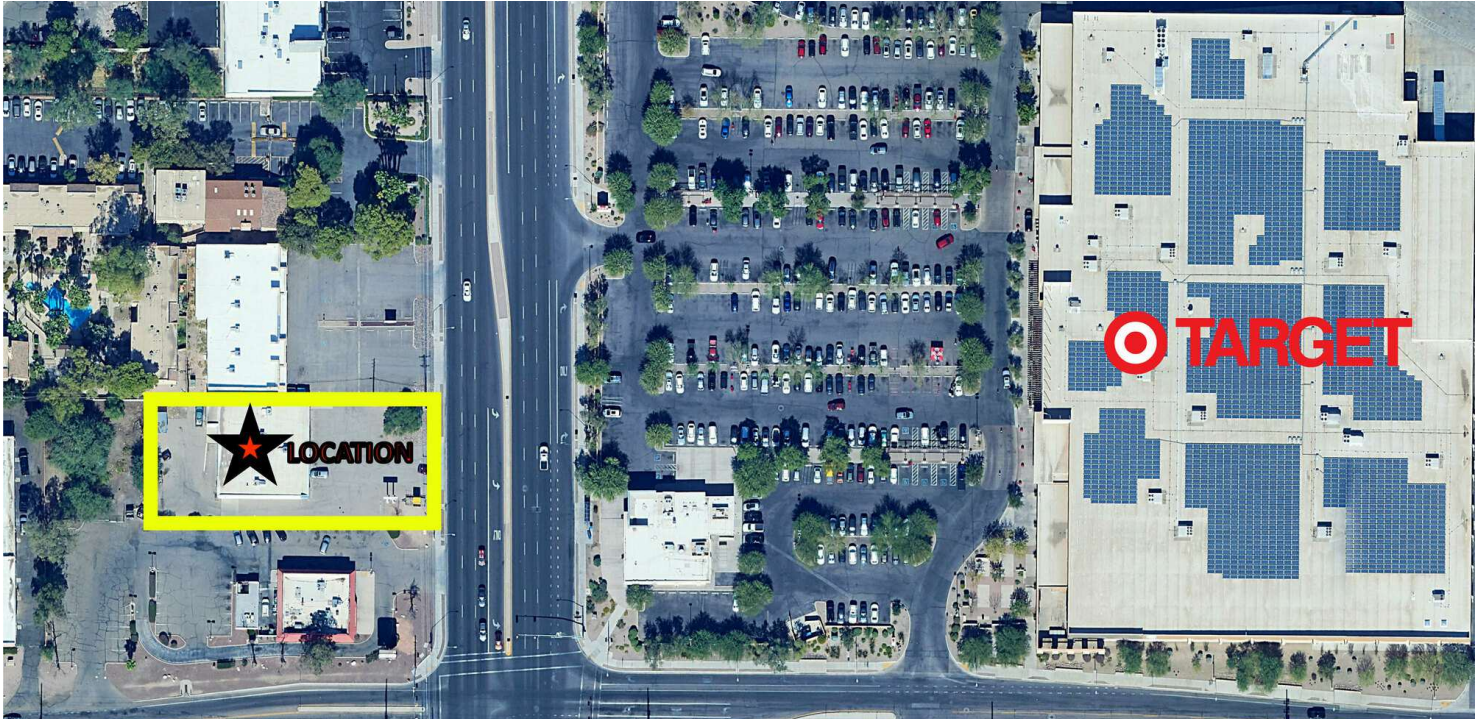




# 4025 N Oracle Rd Tucson, AZ 85705

#4575 - TUCSON, AZ | RETAIL PROPERTY

FOR LEASE | 5,400 SF



## PROPERTY DESCRIPTION

Built to suit in the highly desirable corridor on N. Oracle Road. Join National Tenants Target, Lowe's Burlington, Ross, Michaels, Nordstrom Rack, Mattress Firm, Aspen Dental, Verizon, Home Depot and many more!

## PROPERTY HIGHLIGHTS

- Oracle Road visibility across from Tucson's only super Target
- 25,000 + VPD
- Surrounded by an abundance of retail

## OFFERING SUMMARY

Available Size:	5,400 SF
Lot Size:	0.46 Acres
Lease Rate:	Negotiable
Tax Rate:	\$11000.00 / SF



### BETH CALAY

561.620.9200 x121  
bcalay@kinproperties.com

### JEFF ROSS

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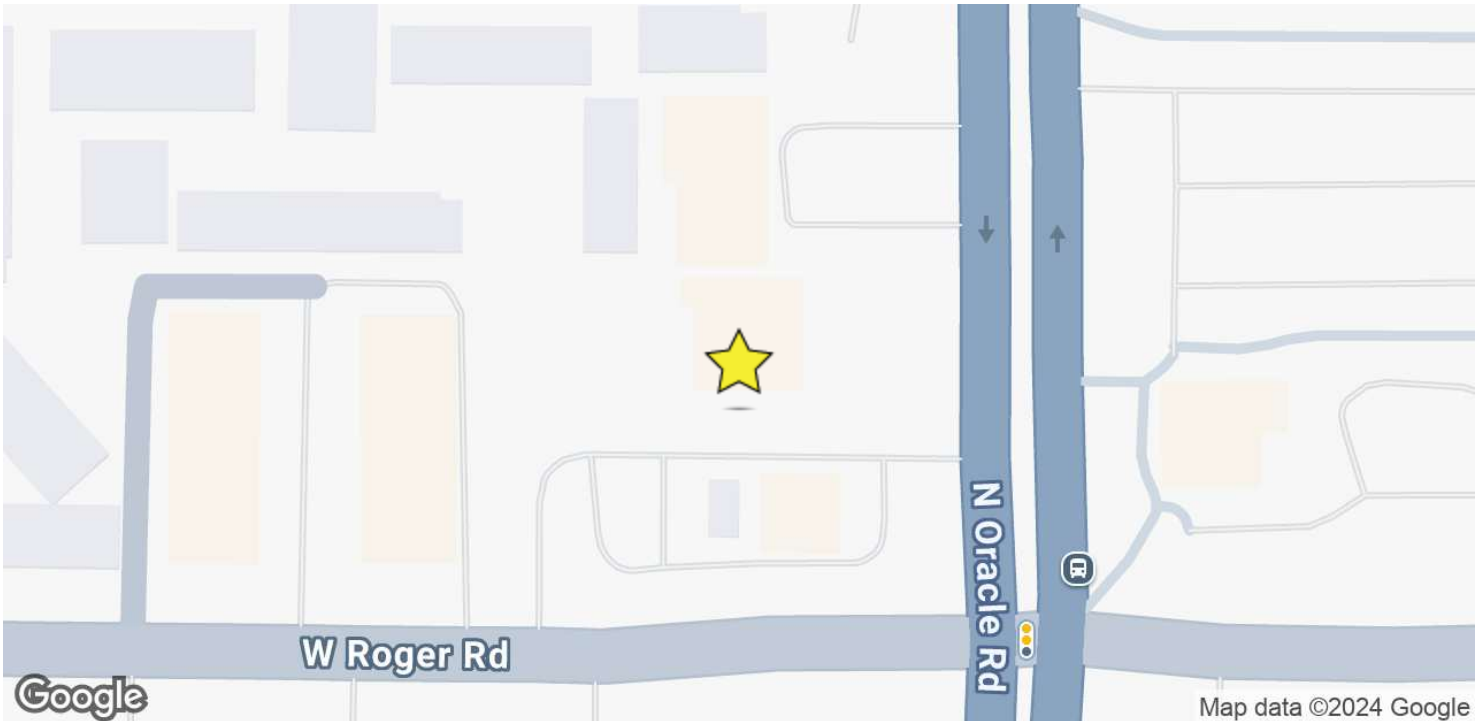
Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



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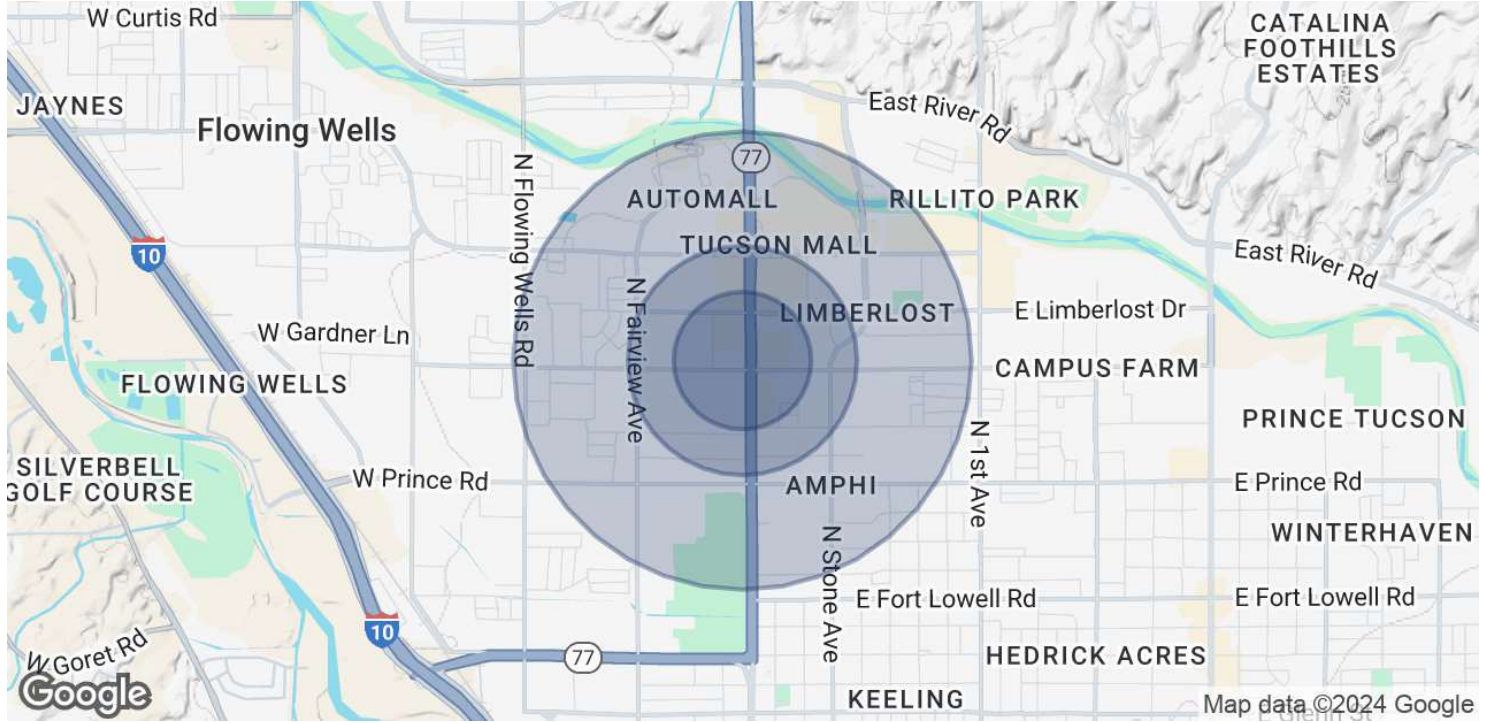




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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,753	4,540	14,780
Average Age	43	43	41
Average Age (Male)	42	42	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	880	2,223	7,142
# of Persons per HH	2	2	2.1
Average HH Income	\$53,938	\$54,371	\$48,972
Average House Value	\$136,711	\$129,354	\$158,915

Demographics data derived from AlphaMap

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