



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

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FOR LEASE

1104 S. Wilmot Road, Tucson, AZ



Freestanding Restaurant Space for Lease Wilmot Road & 22nd Street Intersection

Building Siz:	1972 Square Feet
Lease Rate:	\$20.00 PSF (Modified Gross)
Restaurant Equipment:	Equipment on property is available for tenant use

Property Highlights

- Excellent existing monument sign with additional building signage
- Unrestricted Visibility
- Drive-Through
- 20 surface parking spaces available
- C-2 zoning, City of Tucson
- Close Frontage along Wilmot Road / great visibility
- Across street from Tucson's largest Auto Dealer
- One mile from Park Place Mall
- Close to Davis Monthan Air Force Base
- High traffic signalized intersection



Exclusively Represented by:

Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291

Pat Darcy O. 520.618.5324
O. 520.577.7000

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

FOR LEASE



Traffic Count:

Wilmot Rd 40,725 VPD
 22nd 46,643 VPD
 Source PAG 2012

Demographics 2015 (Source-CoStar):

	1-Mile	2-Mile	3-Mile
Population:	14,246	56,912	118,684
Avg. HH Income:	\$47,873	\$49,136	\$46,787
Area Daytime Employment:	6,997	67,042	130,386

Surrounding area business at intersection:

- Jim Click Automotive
- Albertsons
- Taco Bell, Pizza Hut, Wendy's, Papa John's, Whataburger
- AutoZone
- Family Dollar
- Arizona Car Spa
- Chase Bank

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