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## 4224-4228 E. Grant Rd. Tucson, AZ 85712

### 4224-4228 E. Grant Rd.

**Sale Price:** \$300,000

**Parcel #:** 12208005A & 122-08-004A

**Lot Size:** approximately 24,640 SF

**Building:** 2,856 SF

**Zoning:** CB-1 Pima County

- Property Features:**
- 150 feet of Grant Road frontage with easy access off of Grant Road
  - “Going-home” traffic to northeast & east Tucson
  - Grant Road is a main east/west retail corridor as well as the arterial connecting I-10 to the west to east Tucson.

*The City of Tucson and the Regional Transportation Authority are in the process of improving Grant Road which will become the most appealing roadway in Tucson with 6 lanes, bus pull-offs, intersection improvements, redesigned parking, landscaping and improved pedestrian access. Current information on the project can be seen at [www.grantrroad.info](http://www.grantrroad.info)*

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Frank Arrotta** C. 520.465.5291

O. 520.577.7000

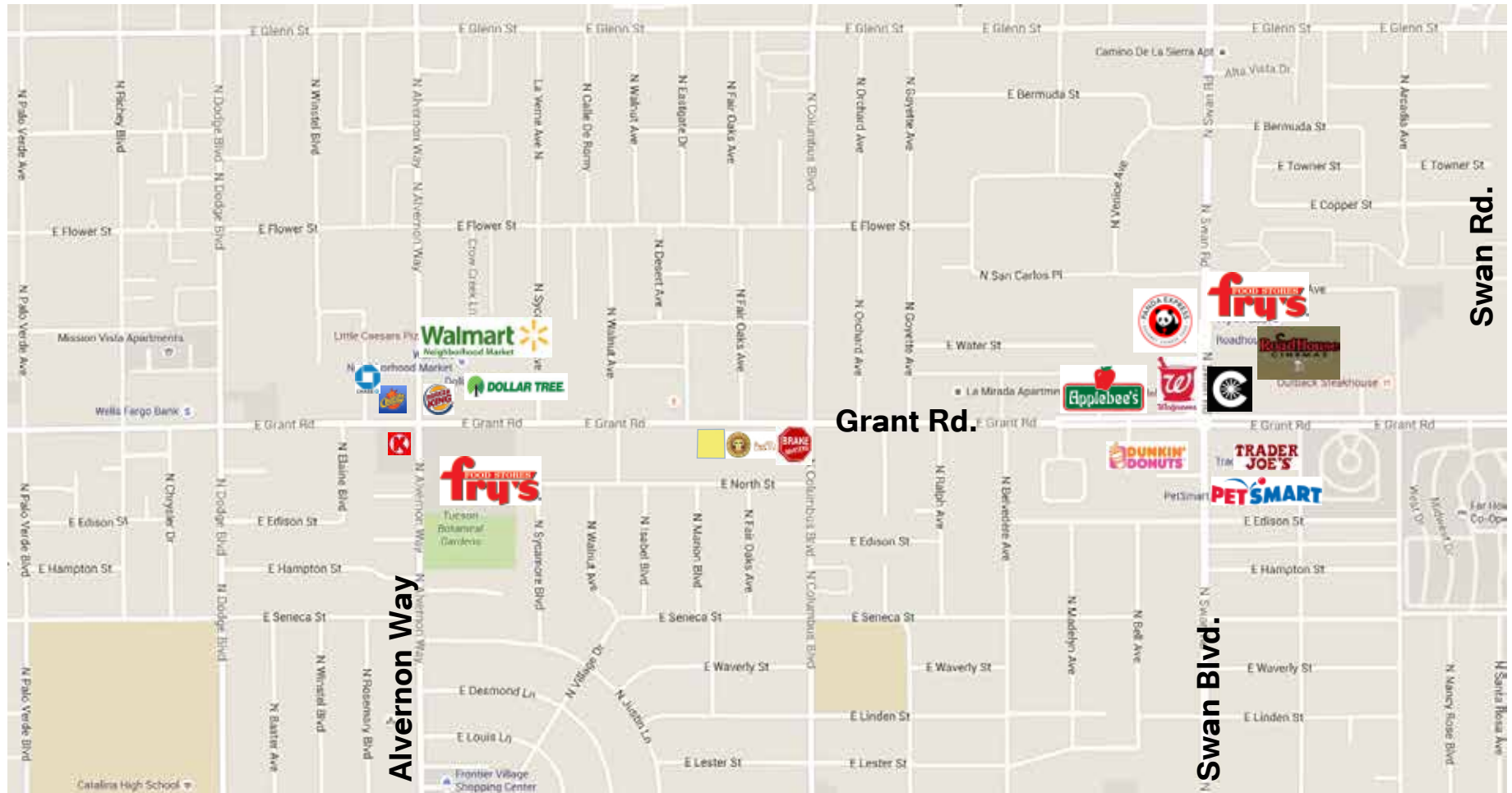
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**FOR SALE**



<b>Traffic Count:</b>	Grant Rd 40,330 VPD Source CoStar		
<b>Demographics 2015 (Source-CoStar):</b>	1-Mile	3-Mile	5-Mile
<b>Population:</b>	20,728	105,356	276,525
<b>Avg. HH Income:</b>	\$36,288	\$51,132	\$50,870
<b>Area Daytime Employment:</b>	8,284	99,979	227,651

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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.