



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Road, Suite 340

Tucson, AZ 85711

520-577-7000

[www.tucsonrealty.com](http://www.tucsonrealty.com)

FOR LEASE



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

Lease Rate:	\$12.00 per square foot (NNN)
Parcel #:	12208005A
Lot Size:	Approximately 7584 SF
Building:	994 SF
Zoning:	CB-1 Pima County
Property Features:	<ul style="list-style-type: none"> <li>• 150 feet of Grant Road frontage with easy access off of Grant Road</li> <li>• “Going-home” traffic to northeast &amp; east Tucson</li> <li>• Grant Road is a main east/west retail corridor as well as the arterial connecting 1-10 to the west to east Tucson.</li> </ul>

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.grantroad.info](http://www.grantroad.info).

Exclusively Represented by:  
**Tucson Realty & Trust Co.**  
**Frank Arrotta**  
 Cell 520-465-5291  
 Office 520-577-7000



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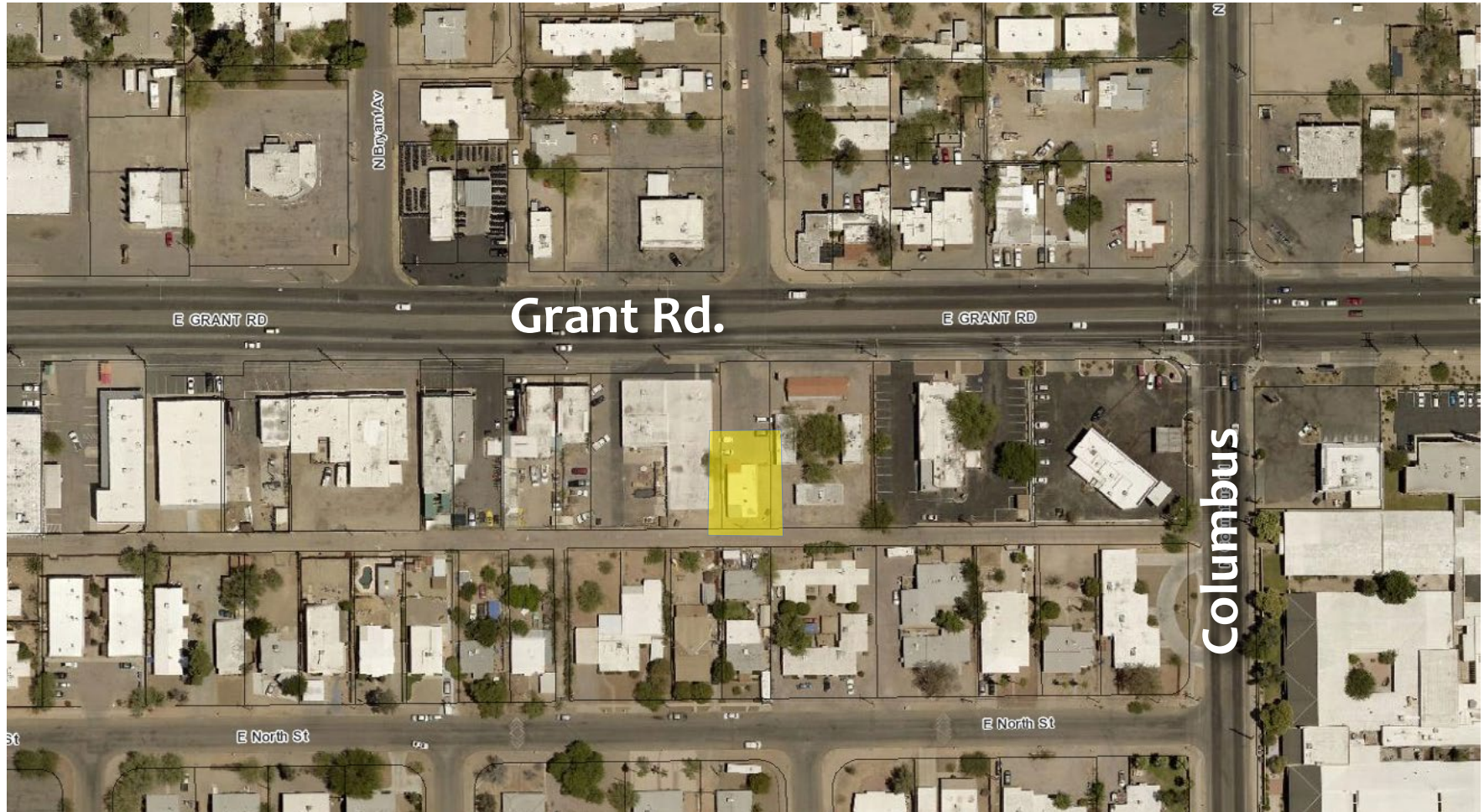
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.





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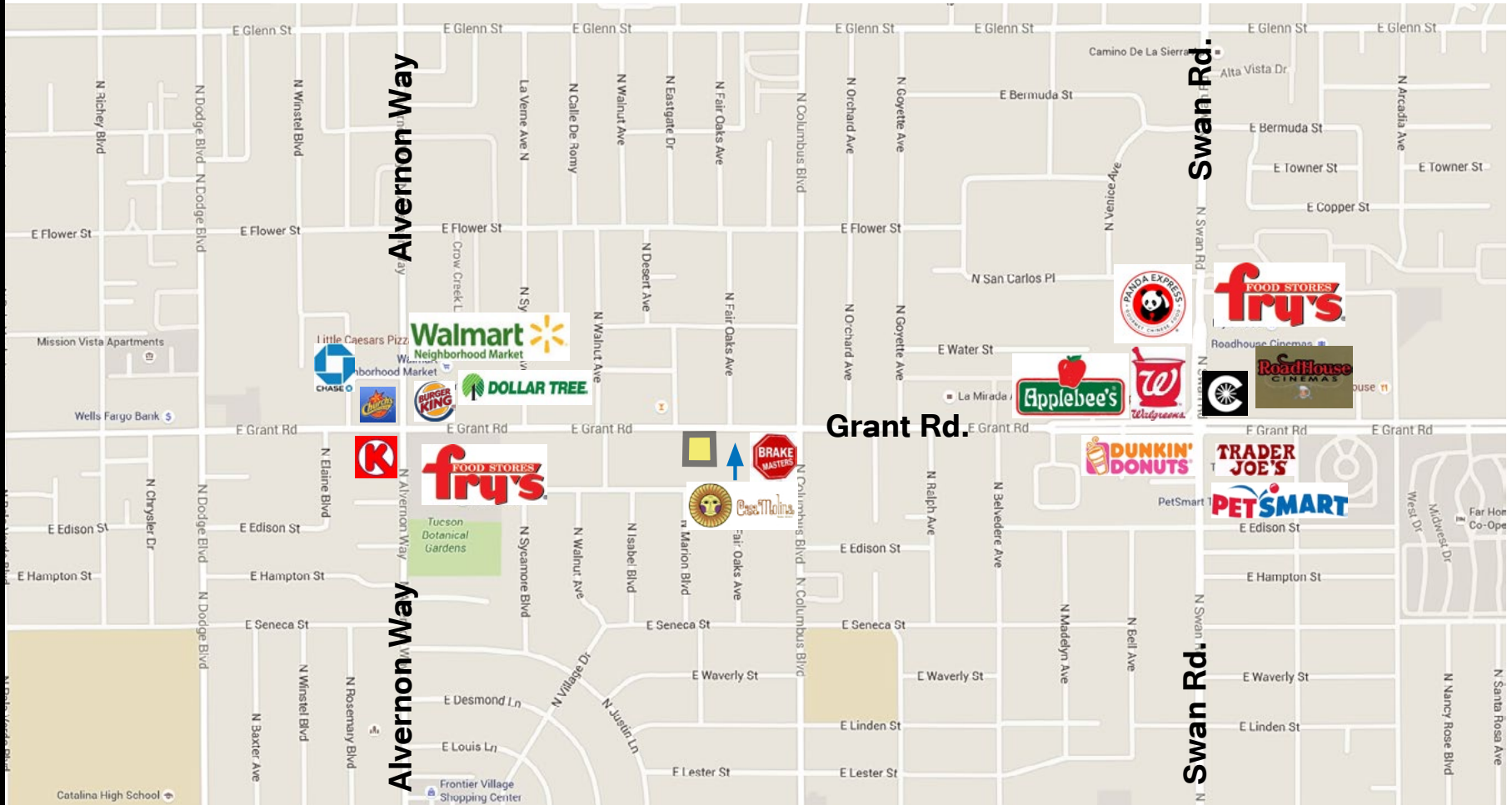
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<b>Traffic Count:</b>	Grant Rd 40,330 VPD Source CoStar		
<b>Demographics 2017 (Source-CoStar):</b>	1-Mile	3-Mile	5-Mile
<b>Population:</b>	20,044	104,888	275,116
<b>Avg. HH Income:</b>	\$41,239	\$55,054	\$53,718
<b>Area Daytime Employment:</b>	8,400	104,915	234,441

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