



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

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FOR LEASE

For Lease - Former Grocery Store

5548 E. Grant Rd Tucson, AZ



This former grocery store is located at the SEC of Grant/Craycroft in central Tucson. Ross is the other anchor tenant. The subject property is across the street from Tucson Medical Center (TMC) an over 600 bed hospital facility. TMC employes over 2,900 workers. Other medical offices, restaurants, other retailers, and medical retail facilities are in the immediate area. Costco is one mile to the east at Wilmot/Grant and Fry's and Trader Joe's are one mile to the west at Grant/Swan. The subject property offers a variety of retail and medical related uses.

Specifications	
Address:	5548 E. Grant Rd. Tucson, AZ
Building Size:	± 35,787 SF space
Lease Rate:	\$10.00 PSF NNN (Grey Shell Condition/Modify Front Elevation)
Triple Net Charges:	Estimated at \$3.00 PSF
Lot Size:	Approx. 3.43 acres
Zoning:	C-1, City of Tucson
Signage:	Monument Sign & Signage on Facade
Use Restrictions:	Grocery, Pharmacy & Liquor including beer & wine.
Traffic Counts:	Grant Rd: 42,108 VPD (2014) Craycroft.: 27,822 VPD (2015) Source: PAG 2016

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop. (2015):	12,819	45,033	100,317
Est. Avg. HH Income:	\$51,050	\$53,641	\$56,141

*Source CoStar 2015

Exclusively Represented by:

Tucson Realty & Trust Co.

Pat Darcy

Retail Division Head

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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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