



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

phone: 520.577.7000

www.tucsonrealty.com

FOR SALE



5548 E. Grant Rd Tucson, AZ

\$1,968,285

This former Safeway grocery store is located at the NEC 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
Sale Price:	\$1,968,285 (\$55.00 PSF)
Taxes:	57,280.16 (2016)
Lot Size:	Approx. 3.43 acres - 149410.8 SF
Zoning:	C-1, City of Tucson
Parcel Number:	121-05-0220
Signage:	Monument Sign
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
O. 520.618.5324

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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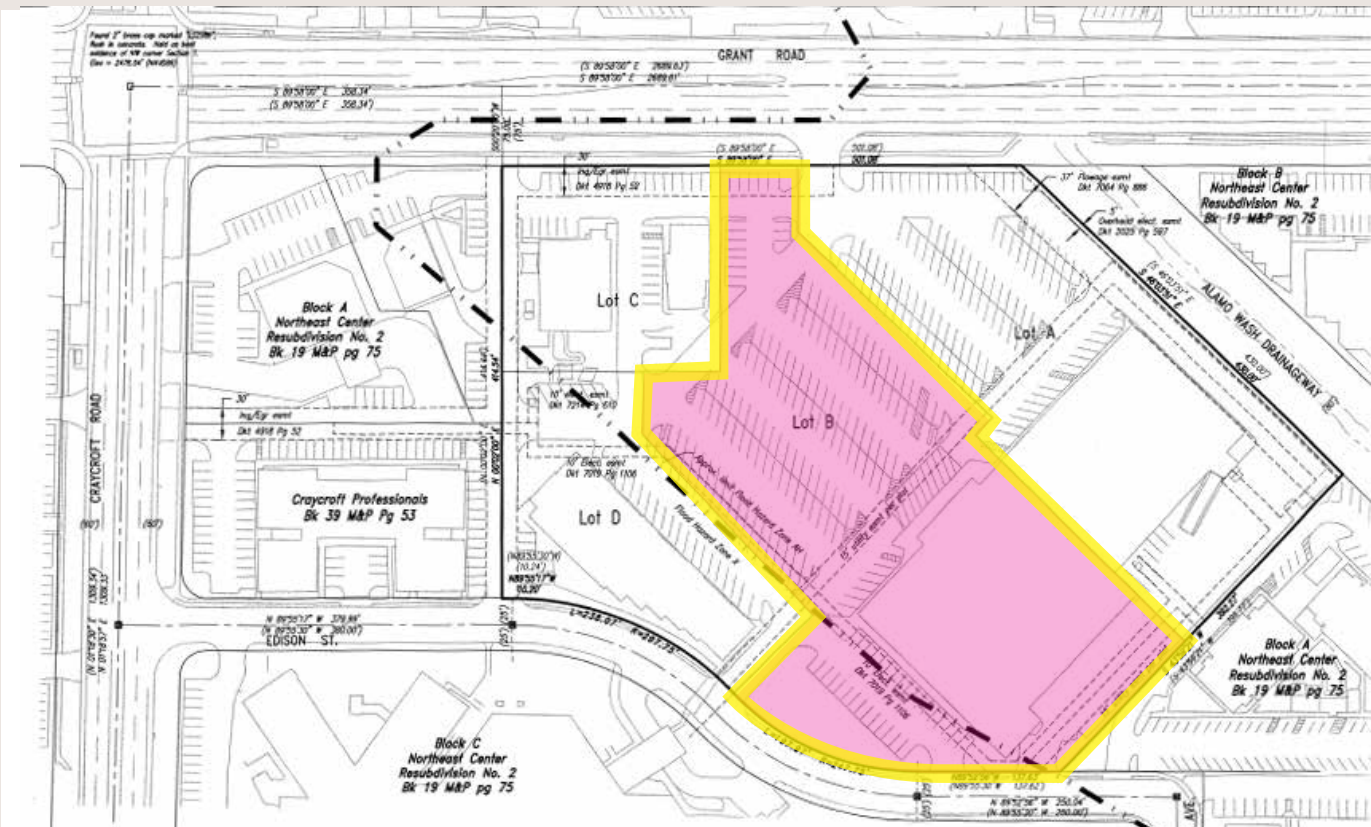
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