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**5623, 5625, 5627 East 22nd Tucson, AZ**



**Property Highlights**

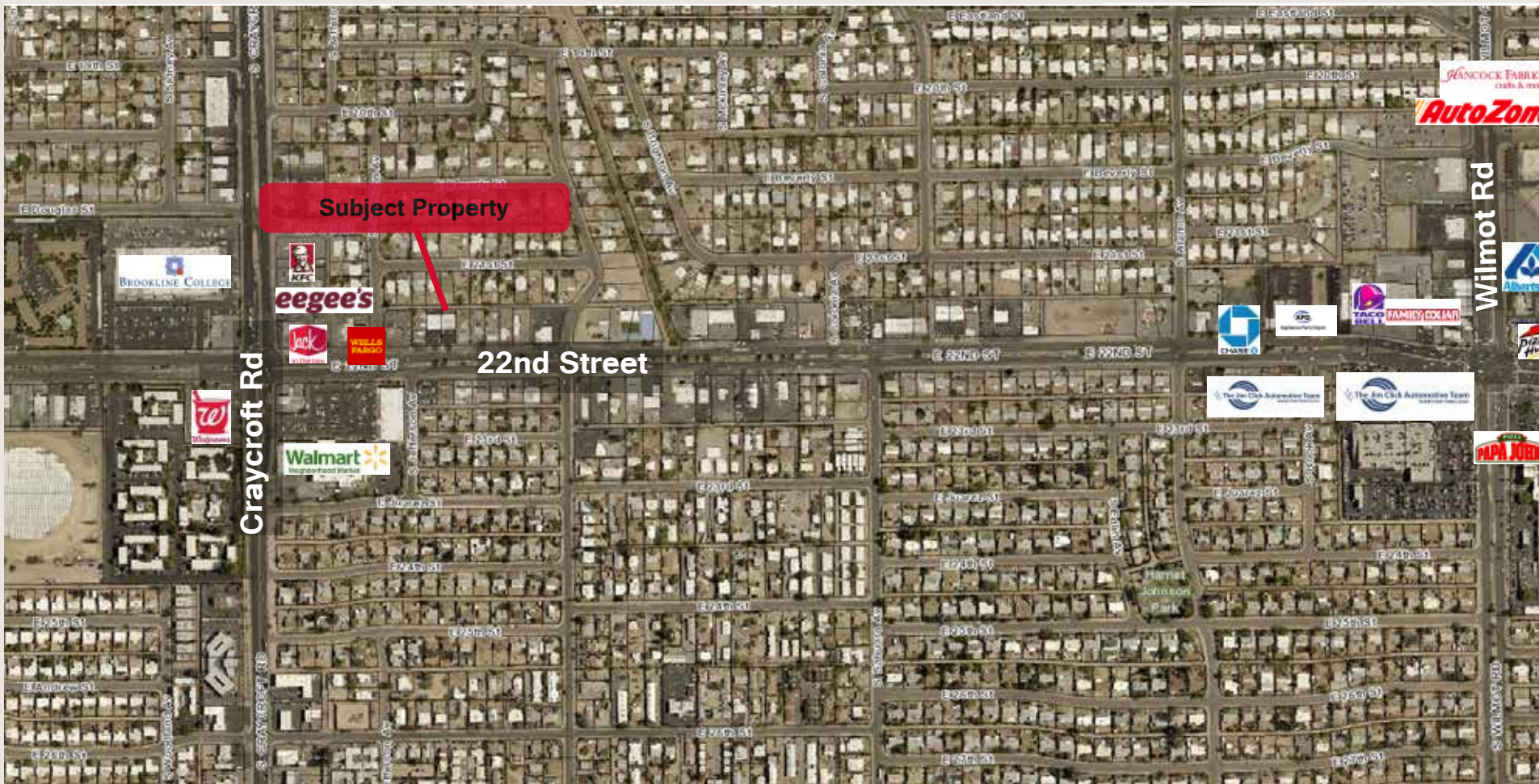
- Just East of Craycroft on Northside of 22nd
- Close to Davis Monthan Air Force Base
- Frontage along East 22nd Street / great visibility
- C-1 Zoning, City of Tucson
- Easy to access - Central location

Suite	Tenant	Available Sq. Ft.	Rent	Rent Type
5623	Lead Generation Services			
5625	Available	1200	\$900 per month	Modified Gross
5627	Combative Edge			

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Frank Arrotta** C. 520.465.5291  
O. 520.577.7000



FOR LEASE



### Surrounding Area

#### Businesses:

- Wells Fargo Bank
- Jack in the Box
- Eegee's
- KFC
- Harbor Freight
- Brookline College
- Jim Click Automotive
- Albertsons
- Chase Bank
- Walmart Neighborhood Market
- Walgreens

<b>Traffic Count:</b>	22nd 48,289 VPD Source PAG 2015		
<b>Demographics 2015 (Source-CoStar):</b>	1-Mile	3-Mile	5-Mile
<b>Population:</b>	15,982	114,224	247,143
<b>Avg. HH Income:</b>	\$46,518	\$46,567	\$52,043
<b>Area Daytime Employment:</b>	7,978	69,945	138,849

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.