

**F
O
R
L
E
A
S
E**



8501-8509 E. 22nd St., Tucson, AZ

Property Highlights

- *Close Frontage along East 22nd Street / great visibility*
- *Excellent existing monument sign with additional building signage*
- *C-1 Zoning, City of Tucson*

Suite	Tenant	Available Sq. Ft.	Rent	Rent Type
8501	Eastside Barbership			
8503	Protech Security			
8505	Available	± 1100	\$12.00 PSF	Modified Gross
8507	Available	± 1425	\$12.00 PSF	Modified Gross
8509	Geatanna's Hair Salon			

Exclusively Represented by:

Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291

Pat Darcy O. 520.618.5324
O. 520.577.7000

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.

FOR LEASE



Surrounding Area Businesses:

- To the East
- Fry's
- Target
- Peter Piper Pizza, Village Inn, Panda Express
- Walgreen's
- Petco
- Ross, Bed Bath & Beyond

To the West

- AZ Motero Vehicle Department
- Circle K
- Patio Pools
- Quik Trip
- Us Post Office
- Larry H. Miller Chrysler Jeep

Traffic Count:	East 22nd St. - 39,059 VPD Source PAG 2014		
Demographics 2015 (Source-CoStar):	1-Mile	3-Mile	5-Mile
Population:	11,080	113,332	187,407
Avg. HH Income:	\$57,518	\$57,550	\$58,810
Area Daytime Employment:	5,443	29,217	78,682

Exclusively Represented by:
Tucson Realty & Trust Co.
Frank Arrotta C. 520.465.5291
Pat Darcy O. 520.618.5324
 O. 520.577.7000

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.