



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

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

FOR SALE or LEASE

## C-2 Zoned Property Available For Sale or Lease



### Features:

- Location: SEC Swan Road and 22nd Street, Tucson, AZ
- Sales Price: \$1,100,000.00
- Property Taxes: \$16,578.35 (2017)
- Lease Rate \$27.00 PSF NNN
- Triple Net charges currently estimated at \$6.50 PSF
- Building Size: Approximately 2,800 SF
- Drive Thru Option
- Land Size: Approximately 35,000 SF (0.80 acres)
- Tax Parcel Number: 131-01-054A
- Zoning: C-2, City of Tucson
- Traffic Counts:  
22nd St. 46,000 VPD (2017)  
Swan Rd. 26,650 VPD (2017) (CoStar)
- Flood Zone: According to FEMA maps, this property is not in the 100-year flood plain.

## 4702 E 22nd Street Tucson, Arizona

### SEC Swan Road & 22nd Street

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop. (2018):	17,330	43,980	100,741
Est. Avg. HH Income (2018):	\$41,351	\$51,172	\$50,890

\*Source - CoStar

Exclusively Represented by:

**Tucson Realty & Trust Co.**

**Pat Darcy**

Retail Division Head

Office 520-618-5324



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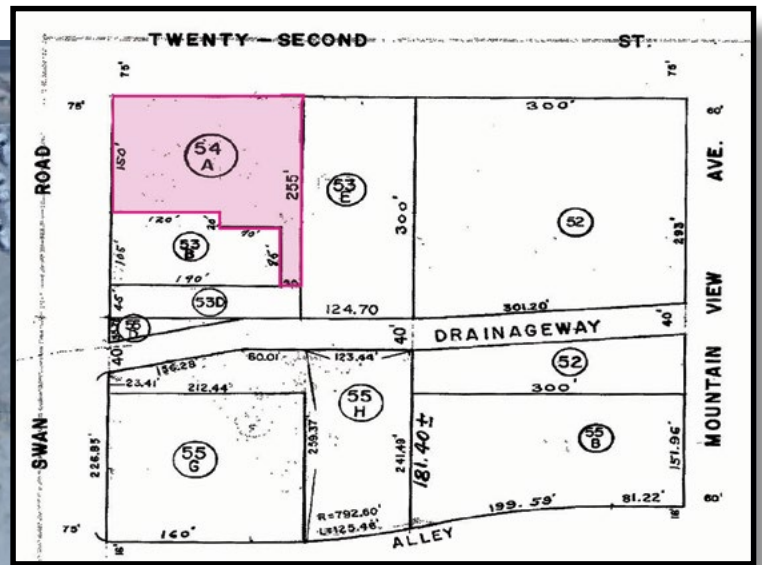
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.