



Not to scale - for illustration only. All sizes, dimensions, parcel boundaries, and locations of the buildings, parking, entrances and common areas shown are approximate and should be verified by Purchaser.

**Location:** 4431 East 22nd Street  
**APN:** 126-19-1910  
**Parcel Size:** 95,753 SF  
**Price:** \$499,000 (\$5.21/SF)  
**Zoning:** Primarily C-2, with a small section of R-1 in the north portion of the parcel

**Traffic Count:** 27,880 avg. cars per day (2015)  
 Source: PAG Transportation Data Management System

**Comments:** The property may be accessed via a curb cut on 22nd Street. 22nd Street is a major east-west arterial and is known to have Tucson's second highest concentration of auto dealerships. This site is directly across the street from Chapman Honda Tucson, Chapman Acura, Chapman Volkswagen, Porsche of Tucson, and Audi of Tucson, and is adjacent to Family Dollar and AutoZone.

EXCLUSIVELY REPRESENTED BY:

**JERAMY PRICE**  
**520-326-3200**  
**jprice@volkco.com**

### DEMOGRAPHIC SUMMARY:

2015 Estimates	1 Mile	3 Miles	5 Miles
<b>Population</b>	15,930	101,159	292,288
<b># Households</b>	6,116	43,330	123,014
<b>Avg HH Income</b>	\$43,109	\$48,870	\$47,416
<b># of Employees</b>	7,040	68,944	210,861

Source: Applied Geographic Solutions/TIGER Geography, November 2015

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

Reid Park Zoo

Randolph Golf Course

Hi Corbett Field, home of the Arizona Wildcats

Alvernon Way

Columbus Blvd

Swan Rd

SITE

Police Station

El Herradero Carniceria y Panaderia

Bread & Butter Cafe

Palm Court INN

Dependable HEALTH SERVICES

22nd St

FAMILY COLLAR

AutoZone

K

TACO BELL

SUBWAY

Denny's

Carrito

Payless

cricket wireless

StateFarm

golden corral

CHAPMAN AUTOMOTIVE GROUP

Audi of Tucson

Walgreens

PROGRESSIVE

goodwill

QT QuikTrip

H&R BLOCK

SALLY

frut's

Aaron's Rainbow

TUCSON DODGE

Pima County Public Library

CONCERNED CITIZEN SCHOOL

O'Reilly COMMERCIAL & FLEET

BIG O TIRES

W

DES

Peter Paper

DOLLAR TREE

carroll's

Columbus Village Apts.

Tucson BAPTIST TEMPLE

Roberts-Naylor K-8 ±700 students, faculty & staff

