

FORMER FAMILY DOLLAR FOR SALE

West of NWC of 22nd Street & Swan Road
4443 E 22nd Street, Tucson



Exclusively represented by

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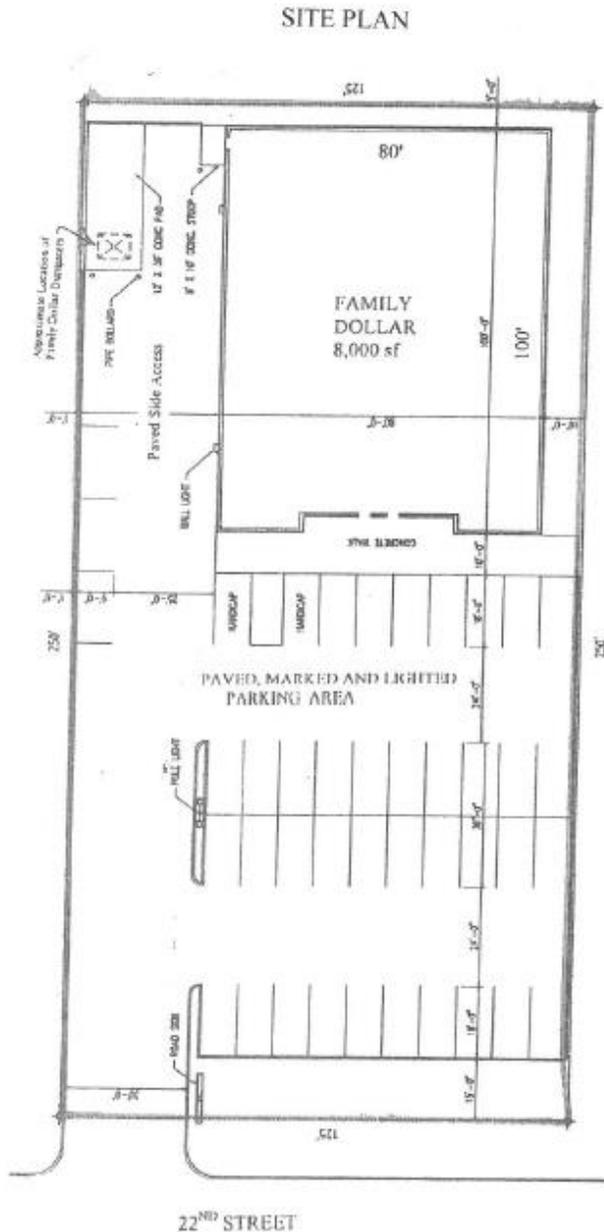
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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas. 2/12/2025

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FEATURES

BUILDING SIZE	±7,880 SF*
LAND SIZE	±31,250 SF*
SALE PRICE	\$950,000
ZONING	C-2 Tucson

*SOURCE: Per Pima County Assessor

HIGHLIGHTS

- Free standing retail building
- Highly visible space
- Easy access
- Ample parking
- Tremendous traffic counts of approximately 67,000 AADT

DEMOGRAPHICS

(2024 Estimates)

	1-MILE	3-MILES	5-MILES
Population	14,556	99,271	287,138
Avg Household Income	\$64,956	\$74,970	\$73,901
Total Employees	4,509	58,377	150,370

SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2024

TRAFFIC COUNTS

22 ND STREET	39,902 AADT
SWAN ROAD	22,721 AADT

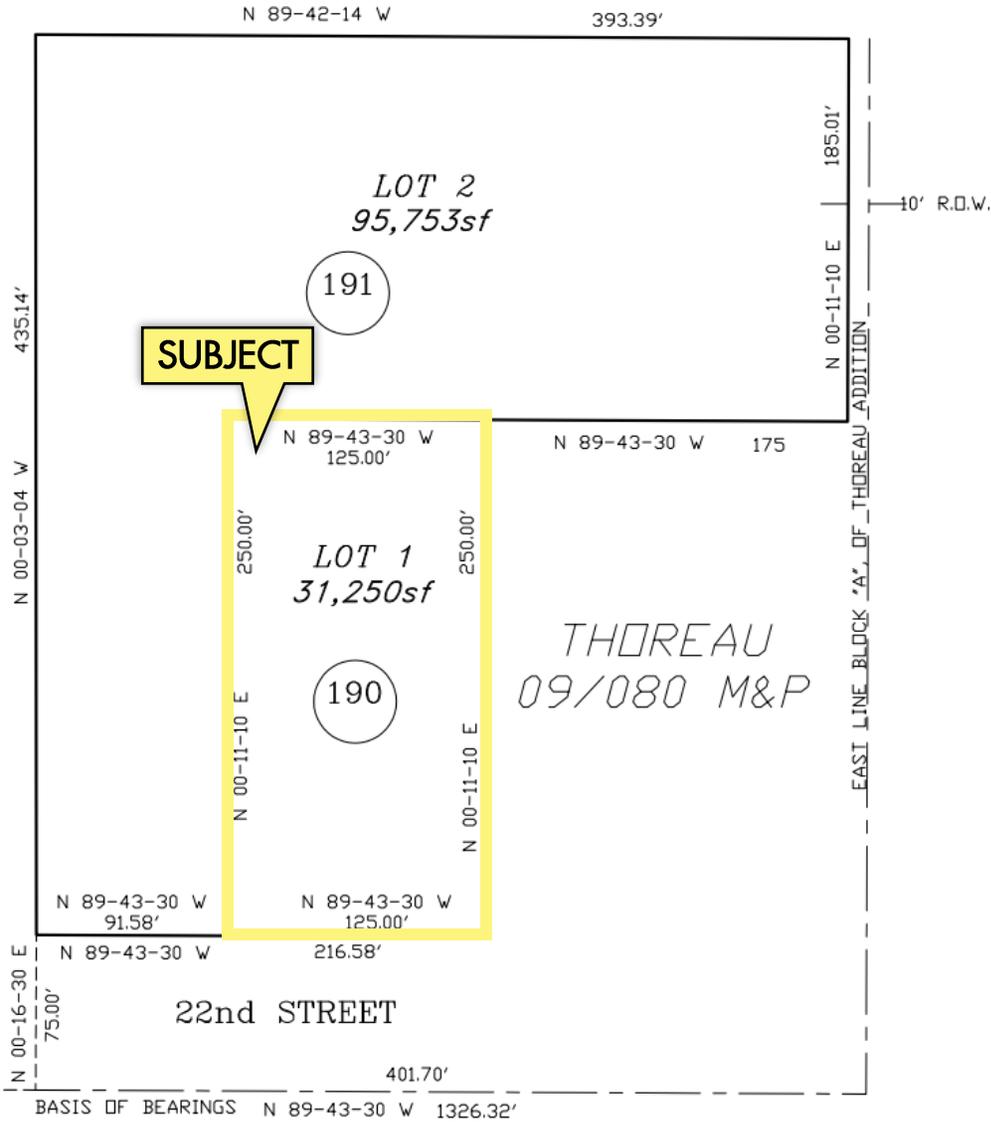
SOURCE: Pima Association of Governments 2024

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ASSESSOR'S RECORD MAP
126-19 FAMILY DOLLAR
LOTS 1 & 2

THOREAU
09/080 M&P



LINDEN PARK
BOOK 09 PAGE 082 M&P

S. 1/4 CORNER SEC. 15,
FND BCSM

SEE BOOK 56 PAGE 004 M&P
2002-1

S15,T14S,R140E

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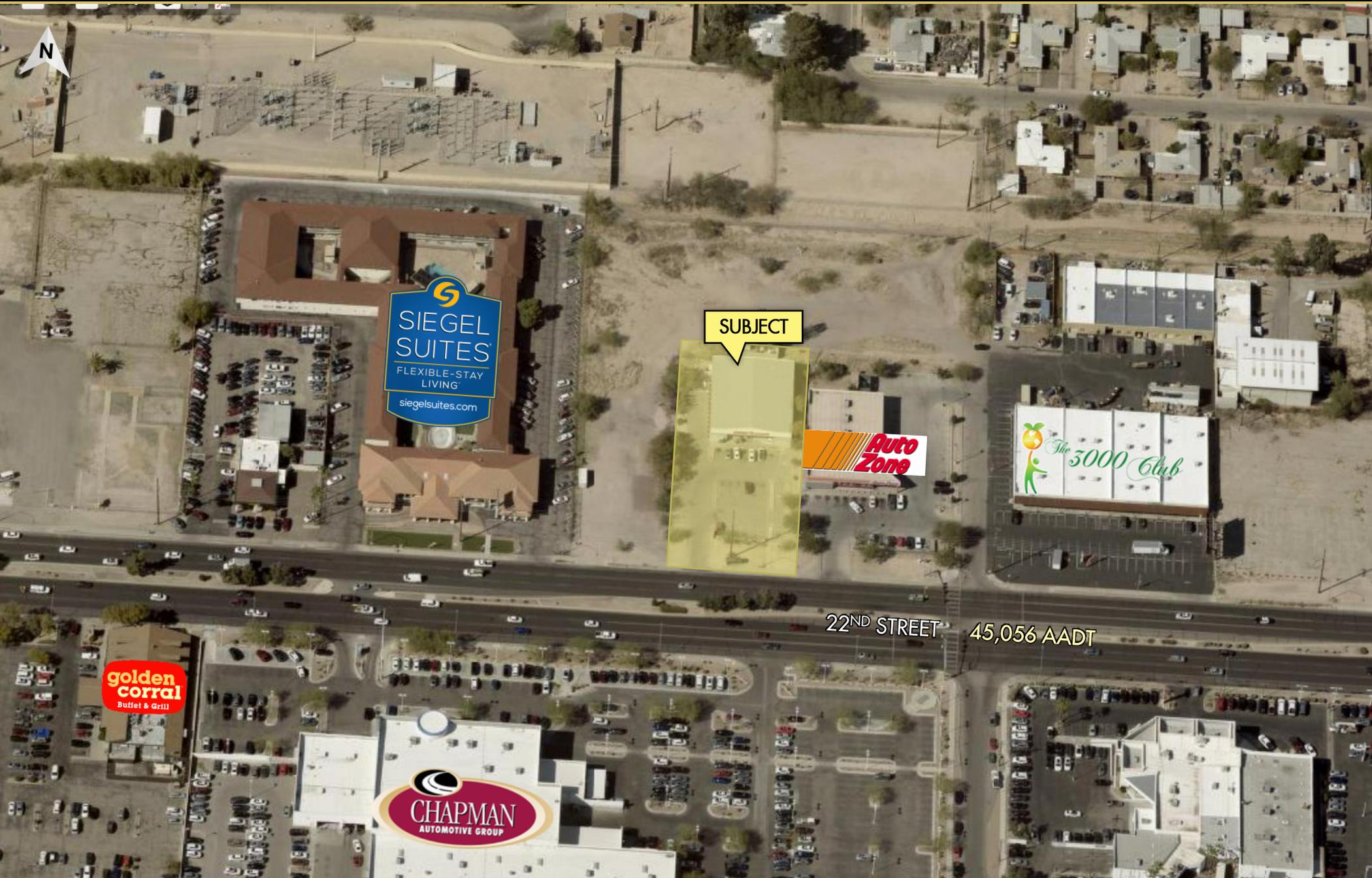
0 30 60 90 120

FEET
ELECTRONIC DATA PROVIDED

Pinco
county
assessor

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