

# HIGH PROFILE HARD CORNER DRIVE THRU

SWC Grant Rd & Swan Rd  
4676 East Grant Road, Tucson, Arizona

*Exclusively represented by*  
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**OWNER/AGENT:** Arizona licensed real estate agent(s) or broker(s) at Volk Company have an ownership interest in this property.

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4676 EAST GRANT RD, TUCSON, ARIZONA  
SWC GRANT RD & SWAN RD

SITE AERIAL





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### PROPERTY INFORMATION

Address:	4676 East Grant Road, Tucson, Arizona
Building Size:	±2,232 SF (per Architectural Plans)
Land Size:	±19,378 SF (per ALTA Survey)
Pima County APN:	122-01-006D
Zoning:	C-1, City of Tucson
Remodel Date:	April 1, 2024
Lease Rate:	Contact Agent

### DEMOGRAPHICS

(2024 Estimates)	1-Mile	3-Mile	5-Mile
Population	15,457	102,359	278,623
Avg. HH Income	\$69,752	\$84,822	\$83,579
Daytime Employment	8,692	58,384	134,211

Source: Applied Geographic Solutions 11/2024 TIGER Geography

### TRAFFIC COUNTS

GRANT ROAD	31,408
SWAN ROAD	36,602

Source: REGIS SITES USA 2024

PLEASE DO NOT DISTURB TENANT

### LOCATION HIGHLIGHTS

- Landmark location: Easily one of the most identifiable hard corners in all of Tucson
- Huge digital monument sign
- Located at the signalized, hard corner intersection of Grant Rd and Swan Rd (close 70,000 VPD) with excellent visibility and access
- Close to Tucson Medical Center with 641 beds and nearly 3,000 employees
- Supported by more than 278,000 residents (AHHI \$83,579) and over 134,000 employees in the 5-mile trade area.
- Other nearby national/credit tenants include Fry's, First Watch, Starbucks, Dutch Bros, Panda Express, Chipotle, Walgreens, Trader Joes, PetSmart, Roadhouse Cinema's, Outback Steak use, and more

### NEARBY TENANTS



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SITE PLAN





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## BUILDING PICTURES





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