

DRIVE-THRU RESTAURANT FOR LEASE

North of the NWC Kolb Road & 22nd Street
1060 S. Kolb Road, Tucson, Arizona



PROPERTY DESCRIPTION

Building	±1,182 SF*
Land	±16,751 SF*
Lease Rate	\$5,000/Month, NNN
Zoning	C-2, City of Tucson
Taxes	\$5,412.89 (2023)

*Source: Pima County Assessor

HIGHLIGHTS

- Rare Kolb Rd. drive-thru building
- Excellent visibility and access with monument sign
- One of the top traffic volume intersections in Tucson with over 72,800 vehicles per day
- Outdoor patio
- FF&E Included

Owner/Agent: Arizona licensed real estate agent(s) or broker(s) at Volk Company and relatives have an ownership interest in this property.

DEMOGRAPHICS

	(2023 estimates)	1 Mile	3 Miles	5 Miles
Population		14,866	121,876	219,147
Avg. HH Income		\$78,035	\$80,656	\$92,245
Total Employees		3,902	44,660	84,537

Source: Applied Geographic Solutions 11/2023, TIGER Geography

TRAFFIC COUNTS

Kolb Road	34,219 AADT
22nd Street	38,663 AADT

Source: PAG, Transportation Data Management System 2022

Exclusively represented by

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