

**HARD CORNER RETAIL SPACE  
FOR LEASE**

5502 East Pima, Tucson, AZ



**AVAILABLE SPACE**

±2,700 SF\*

\$20.00/SF NNN

\*Square footage per owner

**HIGHLIGHTS**

- Rare hard corner opportunity at the intersection of Pima and Craycroft
- Excellent central location with over 105,000 residents in a 3-mile radius
- Over 42,000 cars per day
- Zoning: C-1, City of Tucson
- Former CheckSmart

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
<i>(2022 Estimates)</i>			
Population	15,741	107,760	268,325
Avg. HH Income	\$55,228	\$63,926	\$68,529
Total employees	12,874	66,113	131,607

Source: Applied Geographic Solutions 11/2022, TIGER Geography

**TRAFFIC COUNTS**

Pima Street	16,010 AADT
Craycroft Road	26,480 AADT

Source: REGIS SITES USA /INRIX

Exclusively represented by

**JERAMY PRICE**

jprice@volkco.com

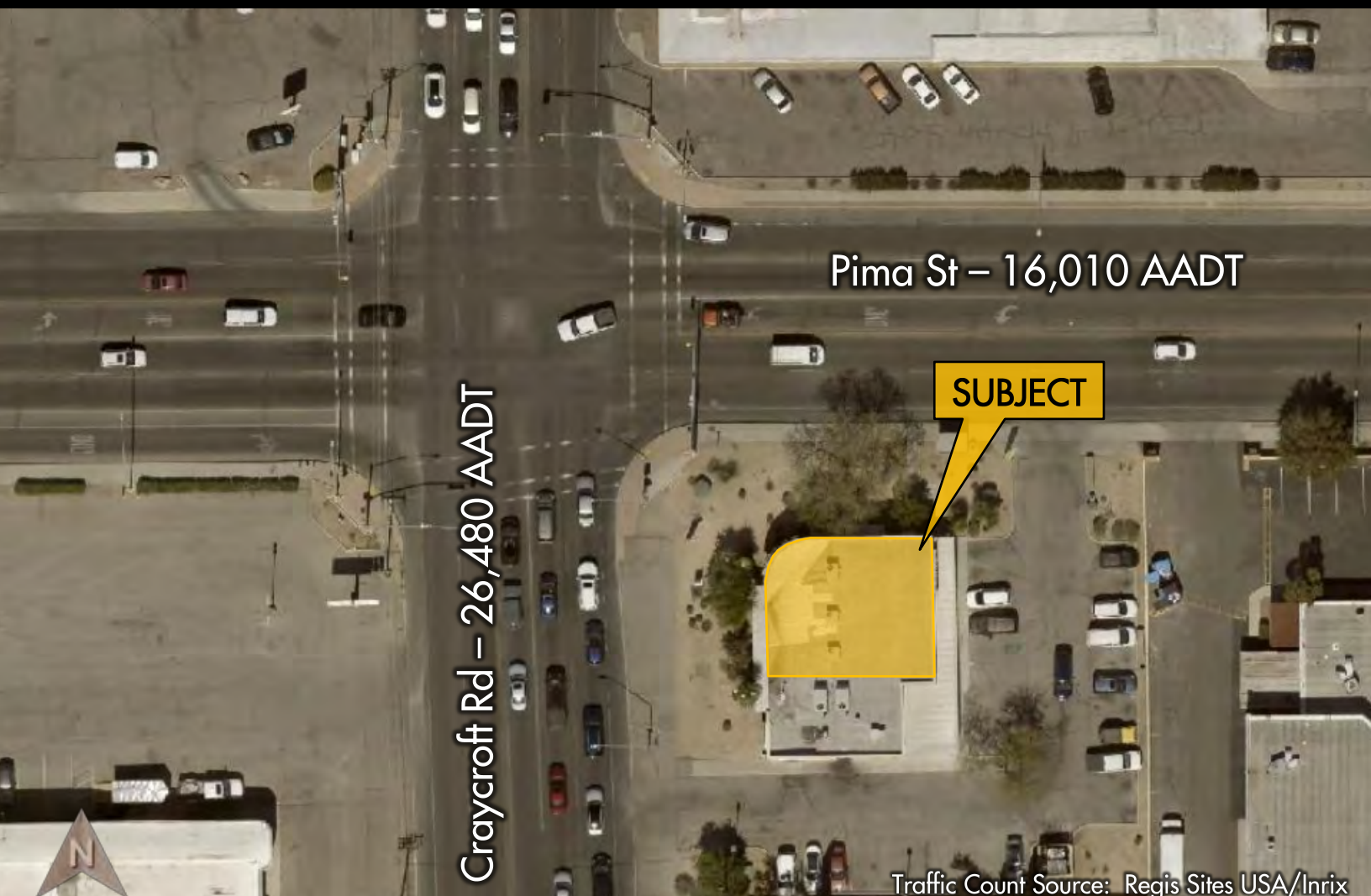
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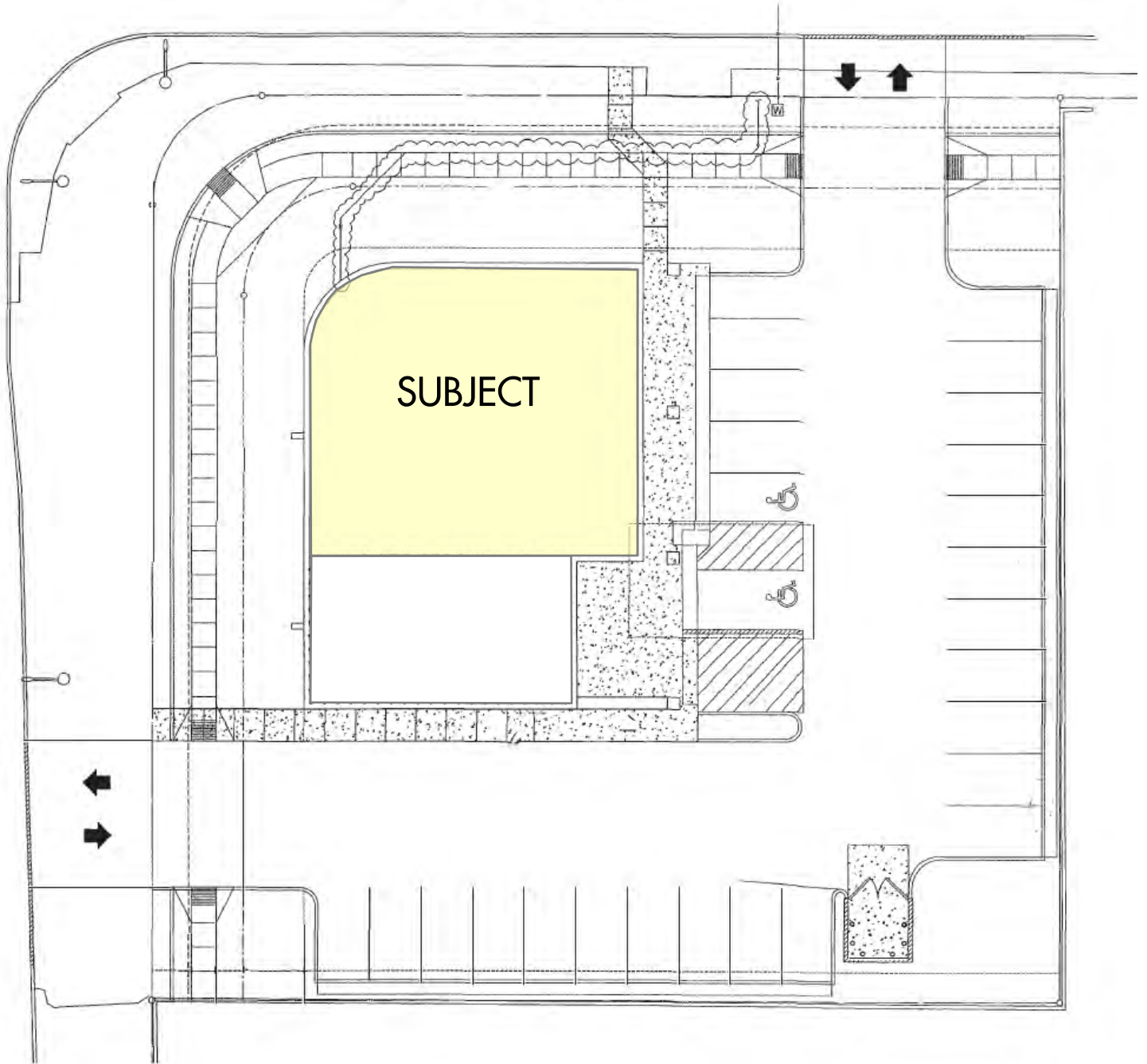


Traffic Count Source: Regis Sites USA/Inrix

**PIMA ST.**

**CRAYCROFT**

SUBJECT





Catalina Foothills

DOLLAR GENERAL



Bashas

Fort Lowell Rd



Catalina High Magnet School  
±713 students



Walgreens

Grant Rd



**SUBJECT**



Pima St



Speedway Blvd



Walgreens



TRADER JOE'S

Country Club Rd



Alvernon Way

Swan Rd



Rincon & University High School  
±2,082 students

Graycroft Rd



Wilmore Rd



Broadway Blvd



HOBBY LOBBY



22nd St

