

Freestanding Building for Sale/Lease

Plaza 22

7475 E 22nd Street, Tucson



Exclusively represented by

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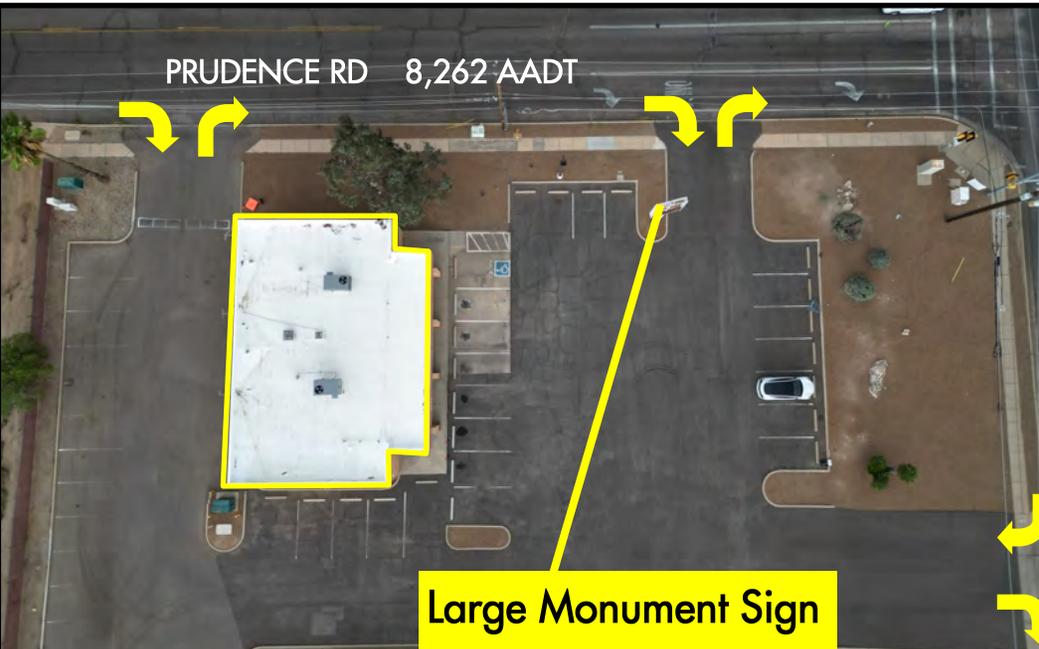
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7401-7475 E 22nd Street, Tucson



AVAILABLE	7475 E 22nd Street
BLDG SIZE	±2,680
SALE PRICE	\$590,000
LEASE RATE	\$16.50 PSF NNN
NNN CHARGES	\$5.50 PSF

- HIGHLIGHTS**
- Hard corner freestanding building
 - Large monument signage
 - Located in a densely populated trade area
 - Excellent visibility from a signalized intersection
 - Ample parking and easy access
 - Strong daytime employment
 - Fronting 22nd Street, a major east/west arterial

DEMOGRAPHICS <i>(2024 Estimates)</i>	1-MILE	3-MILES	5-MILES
Population	16,330	123,099	216,378
Avg Household Income	\$80,905	\$84,858	\$93,572
Total Employees	5,606	40,164	78,311

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2024

TRAFFIC COUNTS	
22nd STREET	37,213 AADT (2023)
PRUDENCE ROAD	8,262 AADT (2023)

SOURCE: Pima Association of Governments



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