

# 2,691 SF Freestanding Retail Building for Lease

5140 E Speedway Blvd, Tucson, Arizona



Exclusively represented by

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### AVAILABLE

**BUILDING SIZE** ±2,691 SF (per assessor)

**LAND SIZE** ±16,800 (per assessor)

**LEASE RATE** ±3,000.00 / month MG

### HIGHLIGHTS

- Prime Speedway frontage
- Clear span, freestanding building
- Large monument signage
- Large rear yard for additional parking or storage
- C-2 zoning
- Below market rent

### TRAFFIC COUNTS

**SPEEDWAY BLVD** 37,743 AADT

**ROSEMONT BLVD** 6,161AADT

*SOURCE: REGIS SITES USA 2025*

### DEMOGRAPHICS

*(2025 Estimates)*

**Population** 14,780 115,284 275,695

**Avg Household Income** \$76,411 \$80,101 \$84,079

**Total Employees** 13,370 64,467 125,731

*SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025*

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