

9,100 SF FORMER DOLLAR GENERAL FOR SALE
NEC of 22nd Street and Park Avenue
945 E 22nd Street, Tucson, Arizona



Exclusively represented by
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FEATURES

BUILDING SIZE	±9,100 SF (per Assessor)
LAND SIZE	±48,429 SF (per Assessor)
SALE PRICE	\$650,500 (\$71.43/SF)
YEAR BUILT	2011
TAXES	\$30,815.2
ZONING	C-2 City of Tucson
PARCEL NUMBER	124-17-104A

HIGHLIGHTS

- Open span building
- Excellent location on one of Tucson's busy east/west corridors.
- Easy access to I-19 and I-10.

DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	9,193	105,236	301,556
Avg Household Income	\$78,175	\$73,445	\$70,343
Total Employees	8,641	72,325	145,382

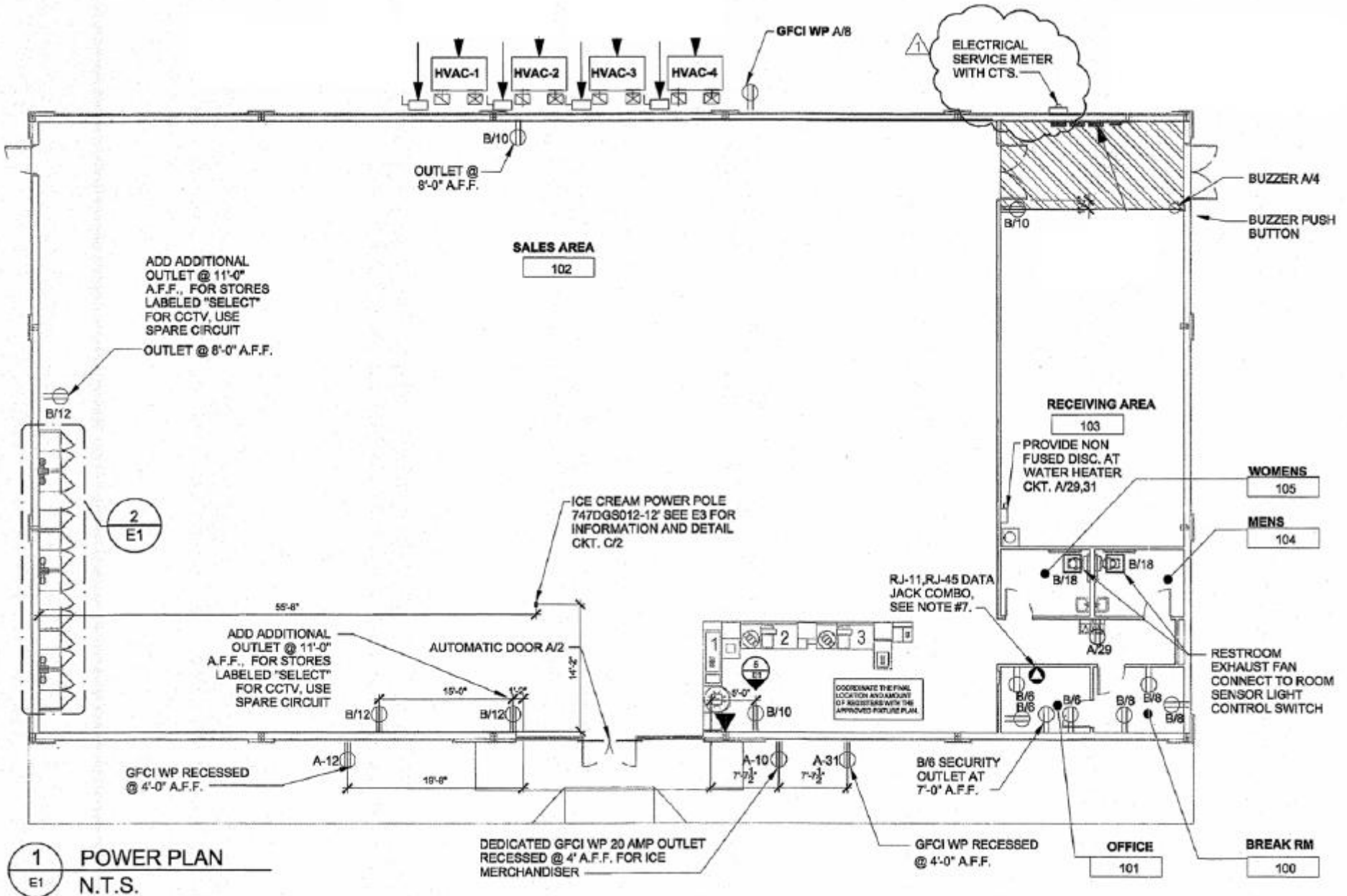
SOURCE: Applied Geographic Solutions/TIGER Geography, 11/2025

TRAFFIC COUNTS

22 nd Street	32,063 AADT (2024)
Park Ave	13,245 AADT (2024)

SOURCE: Pima Association of Governments

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