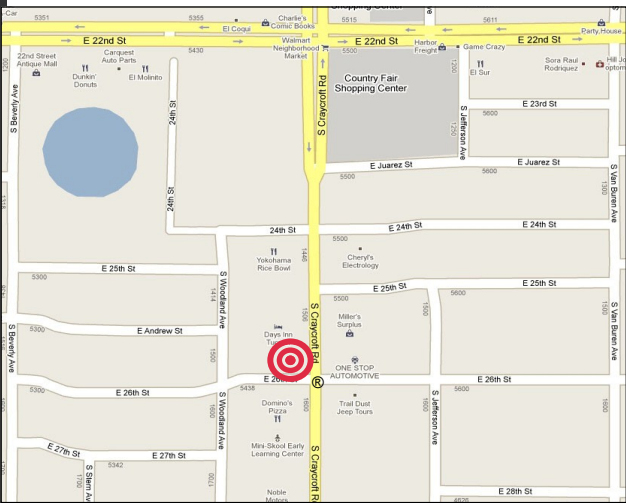




1550 S. Craycroft Road

- **LOCATION:** NWC Craycroft Road & 26th Street
- **TYPE:** Office/Retail/Warehouse with Secure Yard
- **SIZE:** ±1,500±sf
- **RATE:** \$7.00-\$9.00 sf/yr NNN (Est. \$1.81/sf/yr)
- **ZONING:** C-2 City of Tucson
- **COMMENTS:** Retail or office space in a newly updated freestanding building. Recent improvements: Re-paved parking lot, new ADA bathrooms, new mechanicals including electrical service, exterior painting, and new roof.



Exclusively Represented by:
Tucson Realty & Trust Co.
David Hogue, CCIM
520.577.7000

LEASE



TRAFFIC COUNTS: (PAG 2007)

22nd Street: 52,000 VPD

Craycroft Road: 34,000 VPD



DEMOGRAPHICS:

2009 Estimates

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Est. Population:	16,238	107,086	275,491
Est. HH Income:	42,992	46,322	48,242

Source: Claritas

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