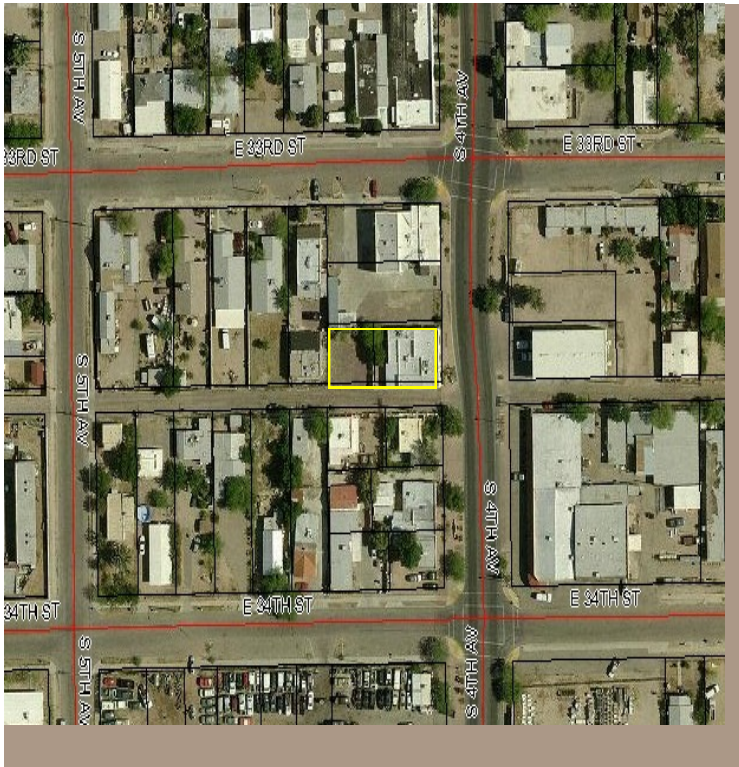


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2318 South Fourth Avenue

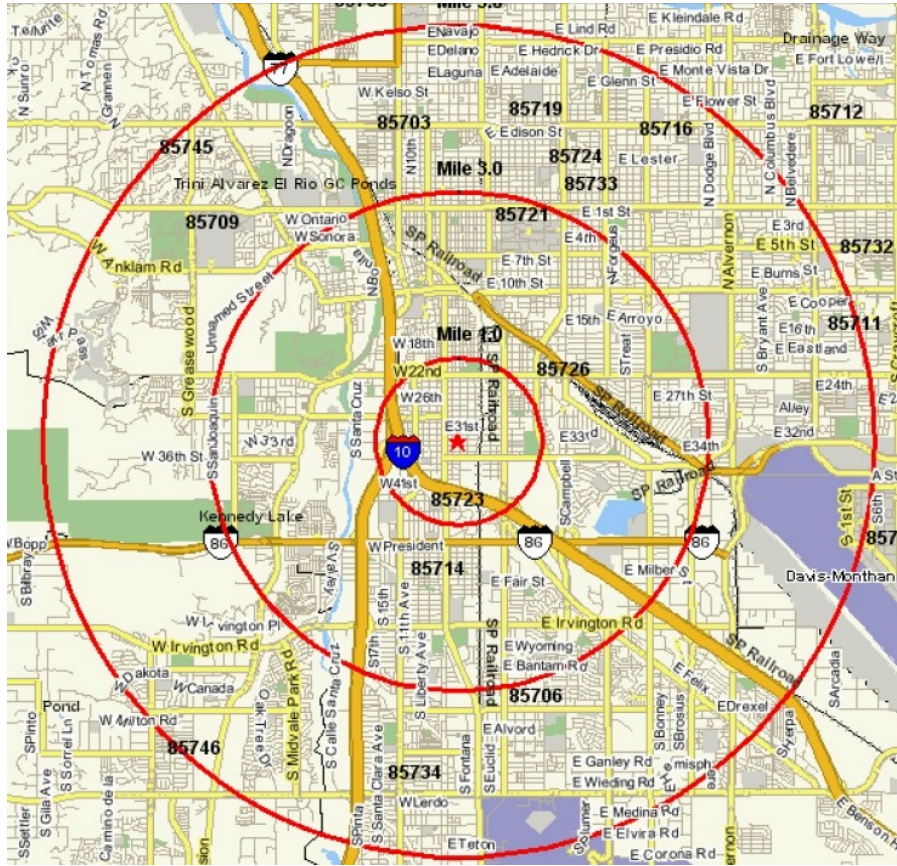


- Existing Art Studio and gallery
- Frontage on Revitalized Fourth Avenue
- Extensive Restoration and Remodel
- Free standing retail building

\$369,000.00

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

**S
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Traffic Counts: (PAG 2006)

Sixth Street: 24,000 VPD
Fourth Avenue: 4,000 VPD

Demographics:

	1 mile	3 mile	5 mile
Population 2010 est:	12,712	111,310	284,541
Households 2010 est:	3,919	36,736	103,193
2010 est Ave HH Income:	\$32,355	\$40,519	\$43,074



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