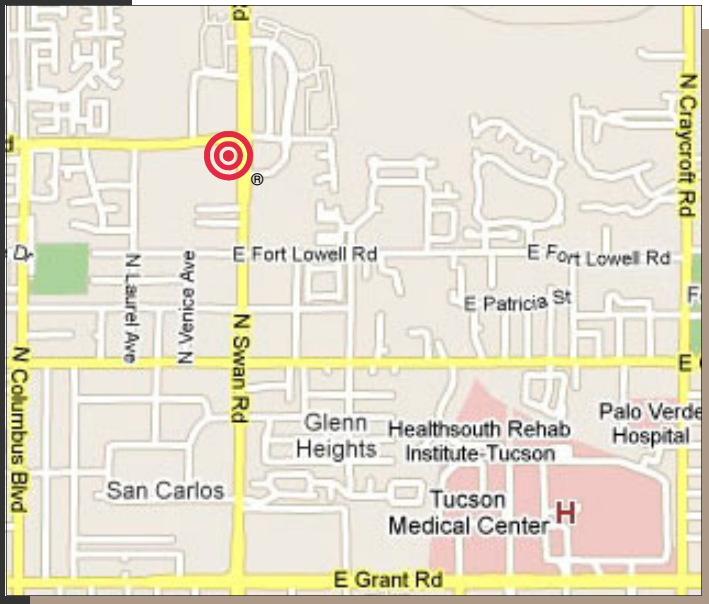
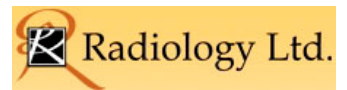


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3175 N. Swan Road

Co-tenants:



SIZE: 3,213±sf

LEASE TYPE: NNN

COMMENTS: New neighborhood center across from Bashas'. Building signage and frontage on Swan. Currently built out as office. Sublease opportunity with possible furniture package.

Exclusively Represented by:
Tucson Realty & Trust Co.

David Houge
520.577.7000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	11,146	94,427	270,594
Est. HH Income	\$50,579.50	\$51,993.17	\$56,325.53
Retail Expenditures	\$151.8 M	\$1.83 B	\$6.18 B

Source: Claritas 2010



Traffic Counts

Swan Road: 38,000 VPD (PAG 2004)

Camp Lowell: 23,000 VPD (PAG 2006)

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