

## TENANT INCENTIVES AVAILABLE

LEASE



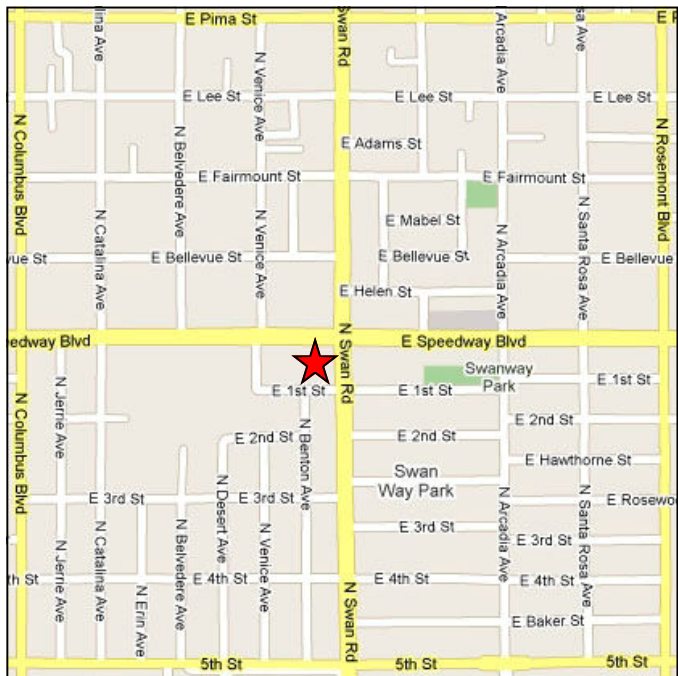
### 4662 E. Speedway

- **TYPE:** Retail
- **LOCATION:** On the southwest corner of Speedway and Swan
- **SIZE:** 1,340±sf
- **ZONING:** C-2 (City of Tucson)
- **COMMENTS:** Excellent central location. Major intersection with excellent traffic counts.
- **TRAFFIC COUNTS:** Speedway Blvd: 48,000 VPD  
Swan Road: 36,000 VPD

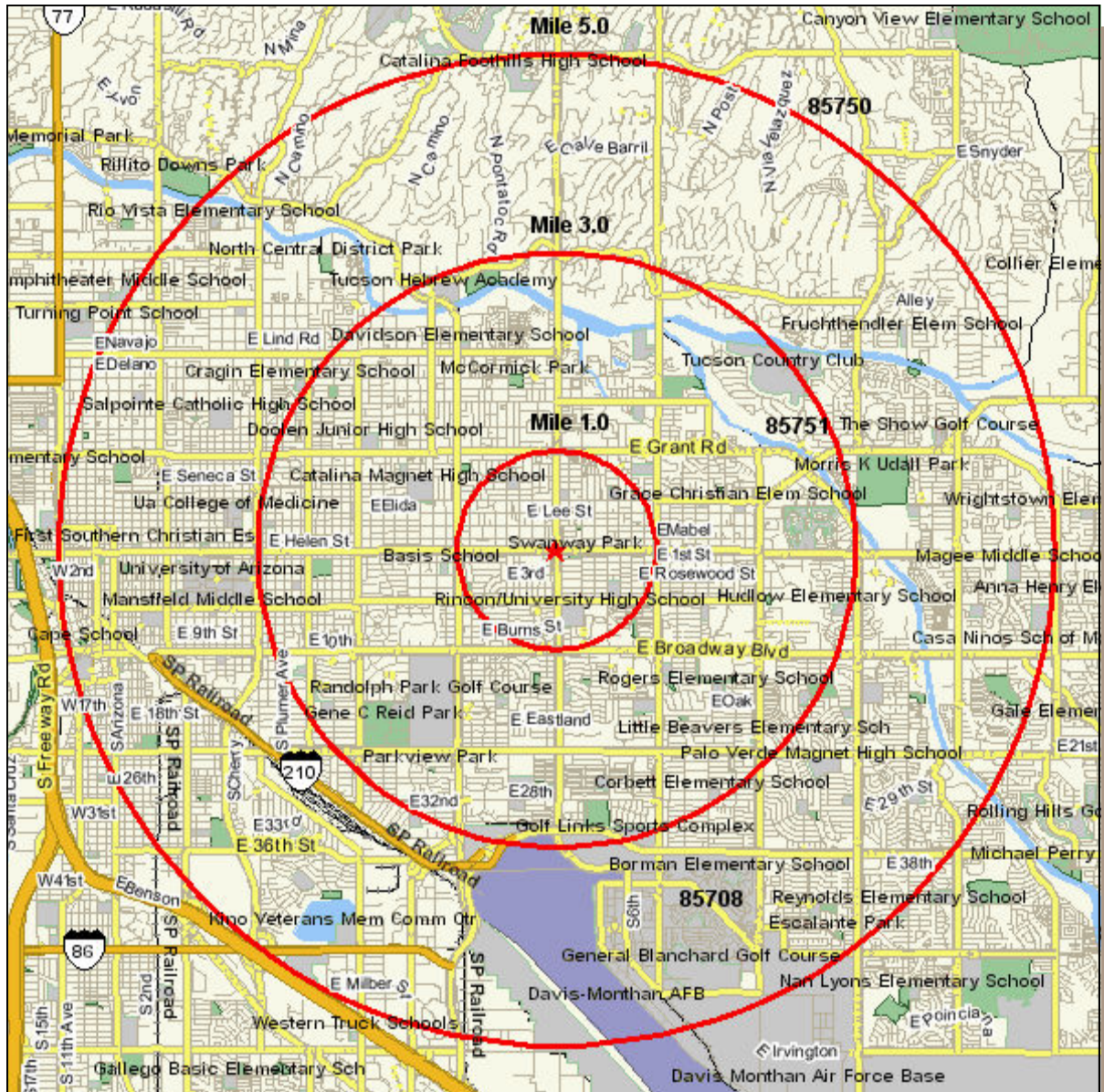
**\$7.75/sf NNN AVAILABLE**

Exclusively Represented by:  
Tucson Realty & Trust Co.

**Rita Perez**  
520.577.7000



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**Demographic Highlights:**

	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<i>Population (2009 Estimate)</i>	18,425	127,215	290,527
<i>Households (2009 Estimate)</i>	8,557	59,141	128,362
<i>Average HH Income (2009 Estimate)</i>	\$40,692	\$45,962	\$49,323

Source: Claritas

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