

FOR LEASE

# 245 MarketPlace

245 S. WILMOT ROAD

TUCSON, ARIZONA 85710



[www.cbre.us/tucson](http://www.cbre.us/tucson)

**CBRE**

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## PROPERTY OVERVIEW

This newly built,  $\pm 10,500$  SF retail development is located in the heart of the Park Place Mall regional trade area. It benefits from surrounding restaurants and retailers such as Macy's Sears, Total Wine and More, Dillards, Forever 21, Applebee's, Red Lobster, Best Buy, Cost Plus World Market, Pier 1 Imports, Savers, LA Fitness, Texas Roadhouse, BevMo, Tuesday Morning, and Famous Footwear. Tucson's first Corner Bakery Cafe is now open directly north of the subject property. Kneaders Bakery & Cafe, Dick's Sporting Goods, Nordstrom Rack, and Raising Cane's recently opened at the intersection. Monument signage available. Property allows for restaurant uses.

**Location:** 245 S. Wilmot Road - Tucson, Arizona 85710  
South of the southeast corner of Broadway and Wilmot Road.

**Rentable SF:**  $\pm 2,797$  SF (max contiguous)  
 $\pm 1,000$  SF minimum

**Lease Rate:** \$25-\$30/SF, NNN

**NNNs:** \$6.50/SF



## CONTACT US

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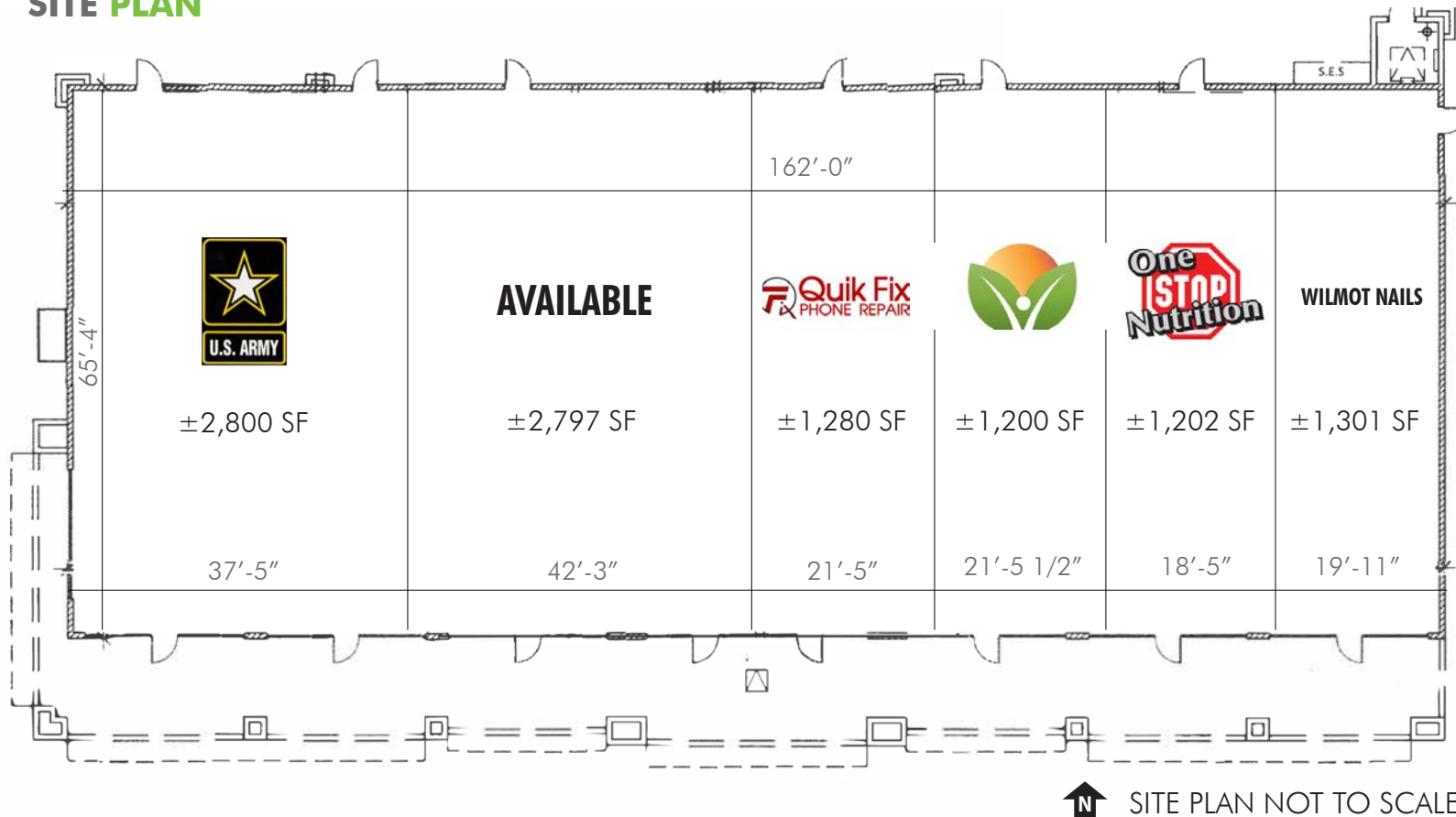
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## SITE PLAN



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## AMENITIES MAP



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### DEMOGRAPHICS COMPREHENSIVE

#### Demographics

	1 Mile	3 Mile	5 Mile
Population	12,286	126,446	256,990
Average Household Income	\$60,097	\$54,062	\$61,563

Source: Eseri, October 2018

#### Traffic Count (vpd)

<b>E. Broadway Blvd.</b>	52,258
<b>S. Wilmot Road</b>	41,780

Source: Kalibrate, October 2018



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