



EXCLUSIVELY REPRESENTED BY:  
**Tucson Realty & Trust Co.**

Frank Arrotta  
520-577-7000 (O) 520-465-5291 (C)  
farrotta@tucsonrealty.com  
333 N Wilmot Rd., Suite 340  
Tucson, AZ 85711

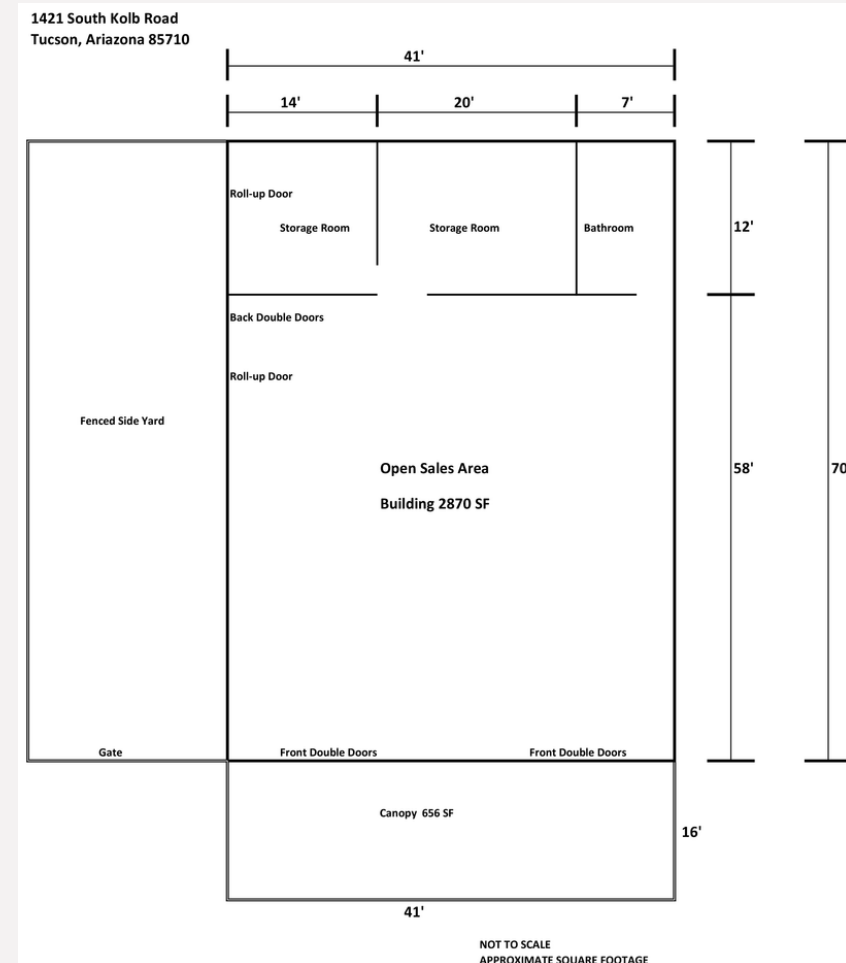
FOR SALE: \$339,000.00

### PROPERTY DETAILS:

- BUILDING SIZE: ± 2870 SF
- LAND SIZE: ± 9,425 SF
- ZONING: C-2, CITY OF TUCSON
- PROPERTY TAXES: \$5,546.38 (2019)
- PARCEL NUMBER: 135-08-4590

### Neighboring businesses: Investment Highlights:

- Embassy Tire and Wheel
  - Desert Toyota
  - Fry's Food and Drug
  - McDonald's
  - Ace Hardware
  - Jack in the Box
  - Wienerschnitzel
  - Brush Fire BBQ & Ice Creamery
  - Mama's Pizza
  - Safelite Auto Glass
  - Dollar Tree
  - Subway
  - Popeye's
  - Pep Boys Auto
  - Desert Rat Off-Road Center and more...
- Opportunity to be an owner/user of retail front at one of the busiest intersections in East Tucson
  - Rare Pylon Signage
  - Strong Eastside location with great visibility and access
  - Close to Davis-Monthan Airforce Base
  - Kolb Road frontage with side yard
  - Lighted Pedestrian Crosswalk in front of building
  - Property suited for a variety of users



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1421 S. Kolb Rd.  
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- **TRAFFIC COUNT:**  
SOUTH KOLB RD.: 40,455 VPD  
E. 22ND ST.: 40,809 VPD

COSTAR 2020 MADE WITH TRAFFICMETRIX® PRODUCTS

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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

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Demographics:

	1- Mile	2-Mile	3-Mile
2020 Population	17,958	121,713	222,935
Pop Growth 2020-2025	4.89%	4.10%	3.77%
Median Household Inc:	\$48,718	\$45,396	\$48,595

\*CoStar 2020

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