



AVAILABLE FOR LEASE

Grant Modern
2500 E. Grant Rd.
Tucson, Arizona

Features:

- ✓ Located across the street from the successful Fox Restaurant Concept; Culinary Dropout
- ✓ New multi tenant ±12,100 Project
- ✓ Join Snooze Breakfast Eatery and Postino WineCafe, and II Son's for Men
- ✓ Signalized Intersection
- ✓ Centrally Located
- ✓ Located Close to the University of Arizona
- ✓ Great Signage
- ✓ High Traffic Volume
- ✓ Easy Ingress & Egress



For More Information Contact:

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This corner has recently completed a ground up redevelopment. This corner is perfect for a business wanting a high traffic location.

Area Retailers:



Available:

±1,984 SF
From \$39.00 PSF + NNN*

***NNN estimated at \$7.00 PSF**

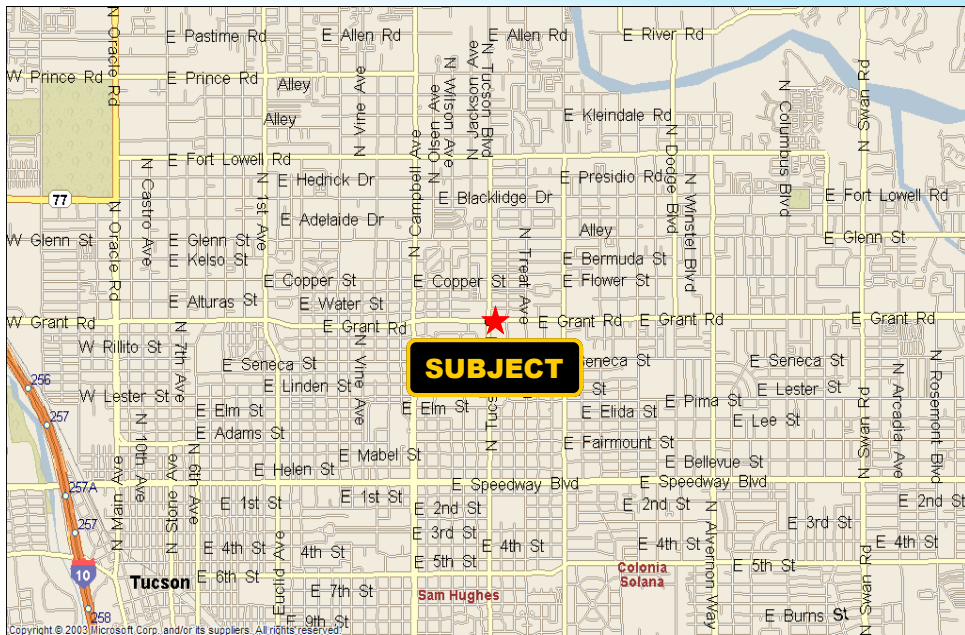
Available Properties:



Aerial Map



Location Map

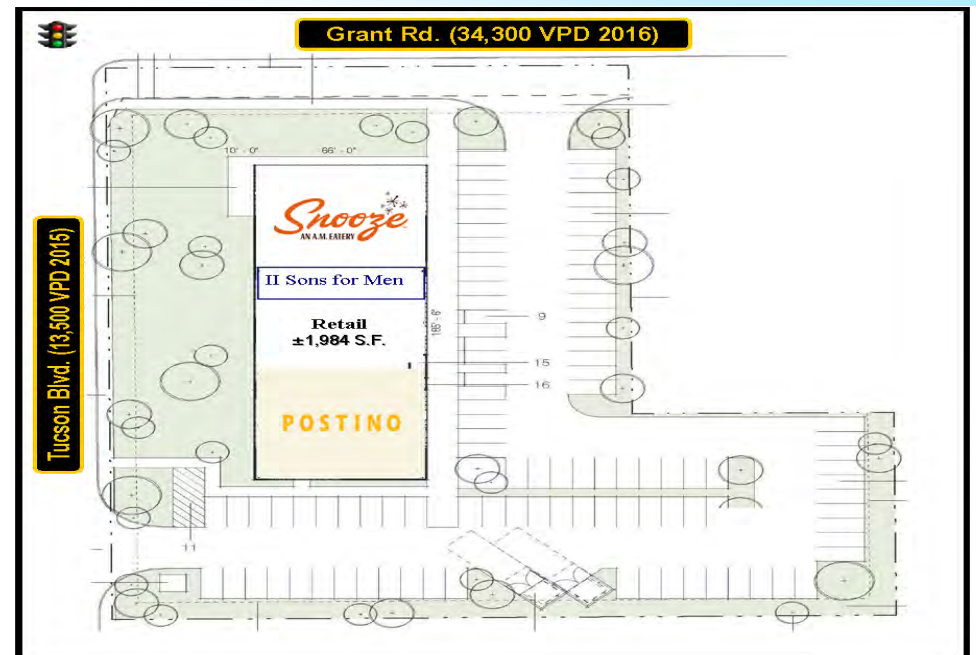


Demographics 2020

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	15,946	141,094	283,332
Average Family Income	\$68,278	\$55,488	\$60,699
Employees	9,893	102,598	198,279
Retail Expenditures	\$138 Million	\$1.9 Billion	\$6 Billion

TRAFFIC COUNTS: 54,778 Total Vehicles Per Day as of 2016
Grant: 39,888 Tucson: 14,890

Site Map



Grant Modern
2500 E. Grant Rd.
SE Corner of Grant Rd. & Tucson Blvd.
Tucson, Arizona



NOT TO SCALE
SUBJECT TO CHANGE

Grant Modern
2500 E. Grant Rd.
SE Corner of Grant Rd. & Tucson Blvd.
Tucson, Arizona



NOT TO SCALE
SUBJECT TO CHANGE

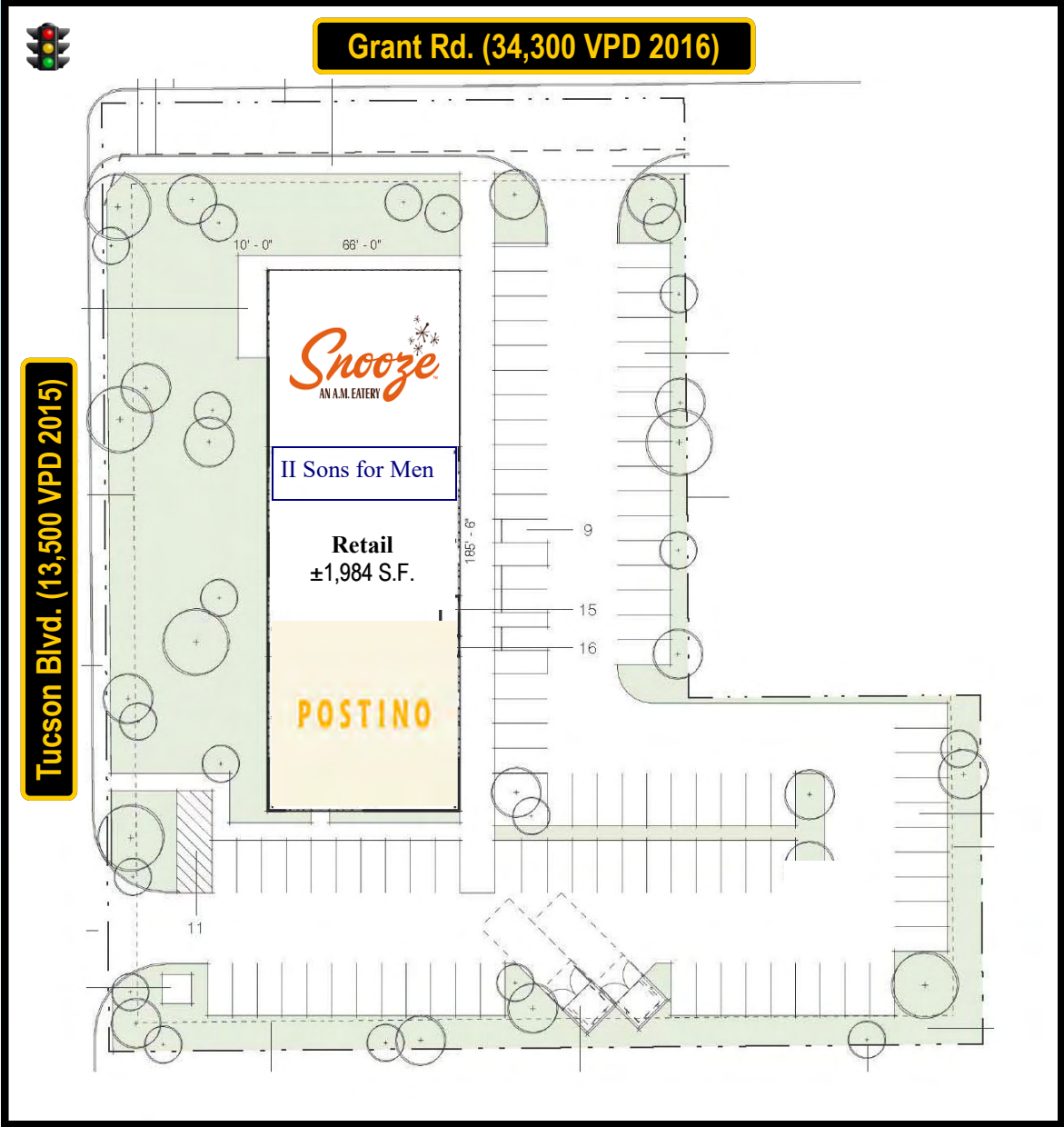
Grant Modern

2500 E. Grant Rd.

SE Corner of Grant Rd. & Tucson Blvd.

Tucson, Arizona

Proposed Site Plan



NOT TO SCALE
SUBJECT TO CHANGE

EMPLOYMENT



White Collar

73%



Blue Collar

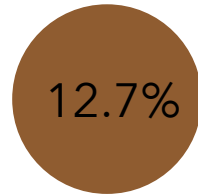
11%



Services

16%

2502 E Grant Rd
2502 E Grant Rd, Tucson,
Arizona, 85716
Ring of 1 mile



12.7%
Unemployment
Rate

BUSINESS



769

Total Businesses



9,893

Total Employees

KEY FACTS

15,946

Population



33.9
Median Age



2.1

Average
Household
Size

\$48,284

Median
Household
Income

EDUCATION



6%
No High School
Diploma



14%
High School
Graduate



29%
Some College



51%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



5,471

2018 Millennial Population
(Born 1981 to 1998) (Esri)



2,708

2018 Generation X
Population (Born 1965 to
1980) (Esri)



3,076

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

67%



Blue Collar

13%

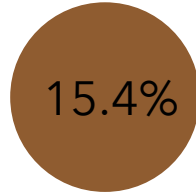


Services

21%

2502 E Grant Rd

2502 E Grant Rd, Tucson,
Arizona, 85716
Ring of 3 miles



15.4%
Unemployment
Rate

BUSINESS



7,345

Total Businesses



102,598

Total Employees

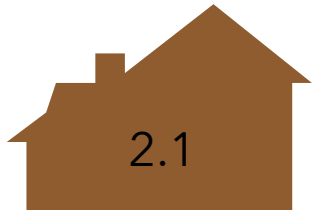
KEY FACTS

141,094

Population



32.0
Median Age



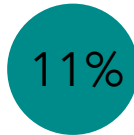
2.1

Average
Household
Size

\$36,894

Median
Household
Income

EDUCATION



11%
No High School
Diploma



18%
High School
Graduate



31%
Some College



40%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



43,924

2018 Millennial Population
(Born 1981 to 1998) (Esri)



22,465

2018 Generation X
Population (Born 1965 to
1980) (Esri)



24,765

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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EMPLOYMENT



White Collar

64%



Blue Collar

15%

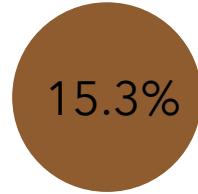


Services

20%

2502 E Grant Rd

2502 E Grant Rd, Tucson,
Arizona, 85716
Ring of 5 miles



15.3%
Unemployment
Rate

BUSINESS



14,338

Total Businesses



198,279

Total Employees

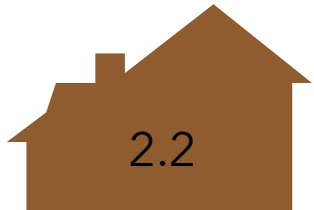
KEY FACTS

283,332

Population



34.7
Median Age



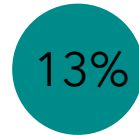
2.2

Average
Household
Size

\$39,257

Median
Household
Income

EDUCATION



13%
No High School
Diploma



21%
High School
Graduate



31%
Some College



35%
Bachelor's/Grad/Prof
Degree

POPULATION DETAIL



81,279

2018 Millennial Population
(Born 1981 to 1998) (Esri)



47,783

2018 Generation X
Population (Born 1965 to
1980) (Esri)



55,462

2018 Baby Boomer
Population (Born 1946 to
1964) (Esri)

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