

# Tucson Mall Area Restaurant/Next to Chick-fil-A!

4565 N. Oracle Road (at Auto Mall Drive)  
Tucson, AZ 85705



±5,915 SF Restaurant or Pad for new Concept



Monument Signage!

## Property Highlights

- + Restaurant building or Pad next to Chick-fil-A right on Oracle!
  - ±5,915 SF
  - It can stay or a new concept come in and demolish the old and replace with a new
  - Available for lease or ground lease (not for sale)
- + Located across from Tucson Mall (±1.1 million SF) ±\$415/SF in sales
- + Tucson's highest commercial densities with over 3,000,000 SF of retail
- + Adjacent to Tucson's only Auto Mall
- + Zoned C-3, City of Tucson



Chick-fil-A

## CONTACT US:

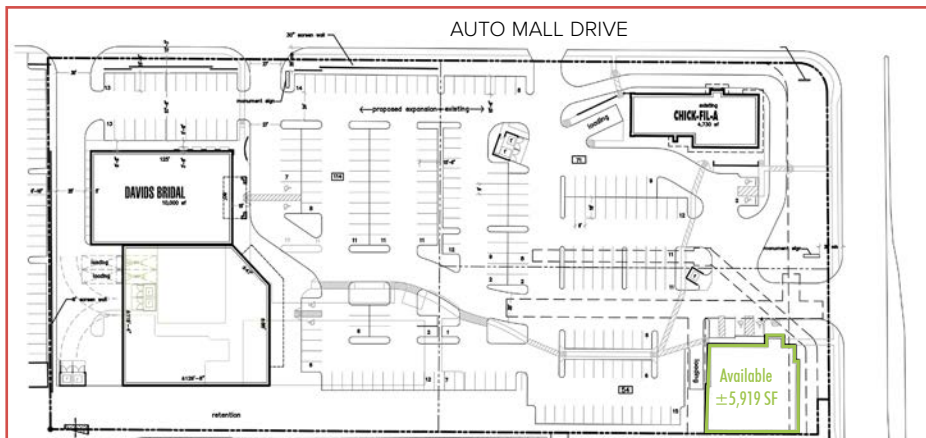
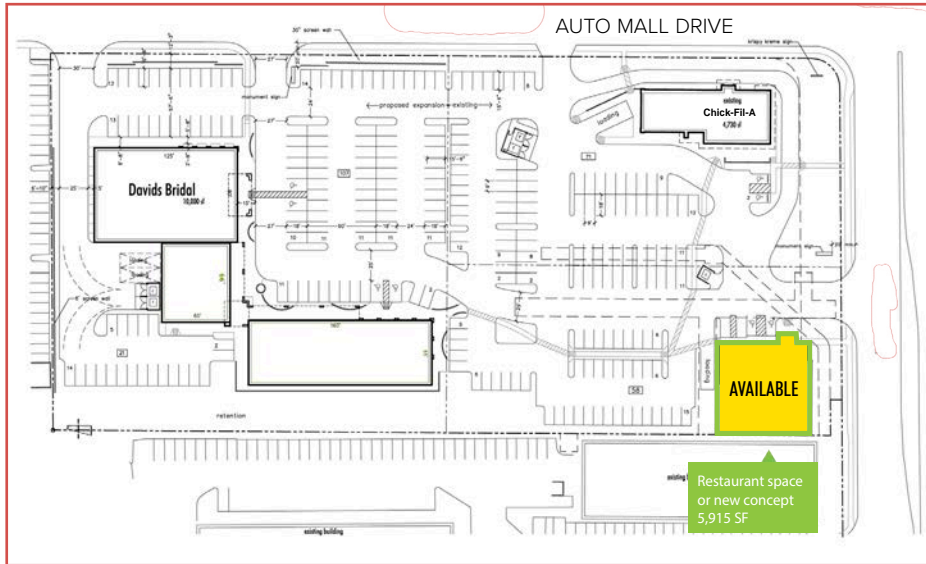
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**CBRE**

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## Site Plans



SITE PLANS NOT TO SCALE.

### Restaurant

±5,915 SF building

### 2019 Estimated Demographics

	3 Miles	5 Miles
Population	99,534	229,061
Avg. HH Income	\$58,784	\$65,853

Source: Esri

### Traffic Count

Oracle Road 40,000 vehicles/day

Source: PAG 2011

### Flood Zone

According to maps on file in our office, Panel No. 04019C1686L (12/3/13), this property is not in the 100-year flood plain.

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## Neighborhood Aerial



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