



REIN & GROSSOEHME
COMMERCIAL REAL ESTATE

HARD CORNER FREESTANDING FORMER 7-11

NWC 22nd St & Swan Rd
4659 East 22nd Street, Tucson, AZ

FOR LEASE

2,400 SF

15,681 SF Lot

Signalized Intersection

TRAFFIC COUNT (2019)

22nd St East: 45,637 VPD
West: 37,751 VPD

Swan Rd North: 27,362 VPD
South: 23,624 VPD



8767 E. Via de Ventura
Suite 290
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JAKE ERTLE

480.214.9419
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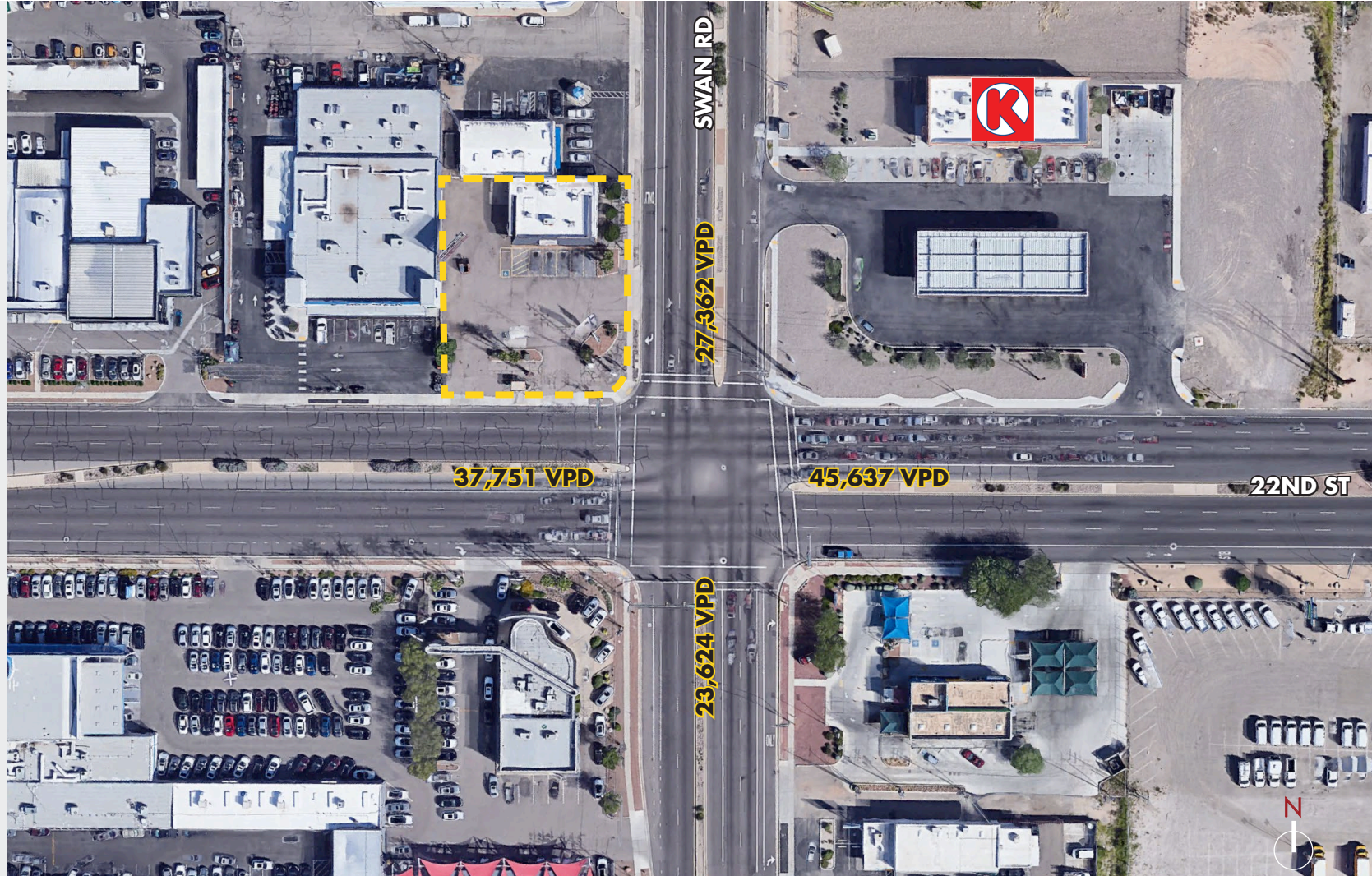
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The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.

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DEMOGRAPHICS

(2019)

Population Estimates

1 Mile	15,950
3 Mile	102,746
5 Mile	287,433
Average Household Income	
1 Mile	\$44,005
3 Mile	\$51,954
5 Mile	\$51,653

Households

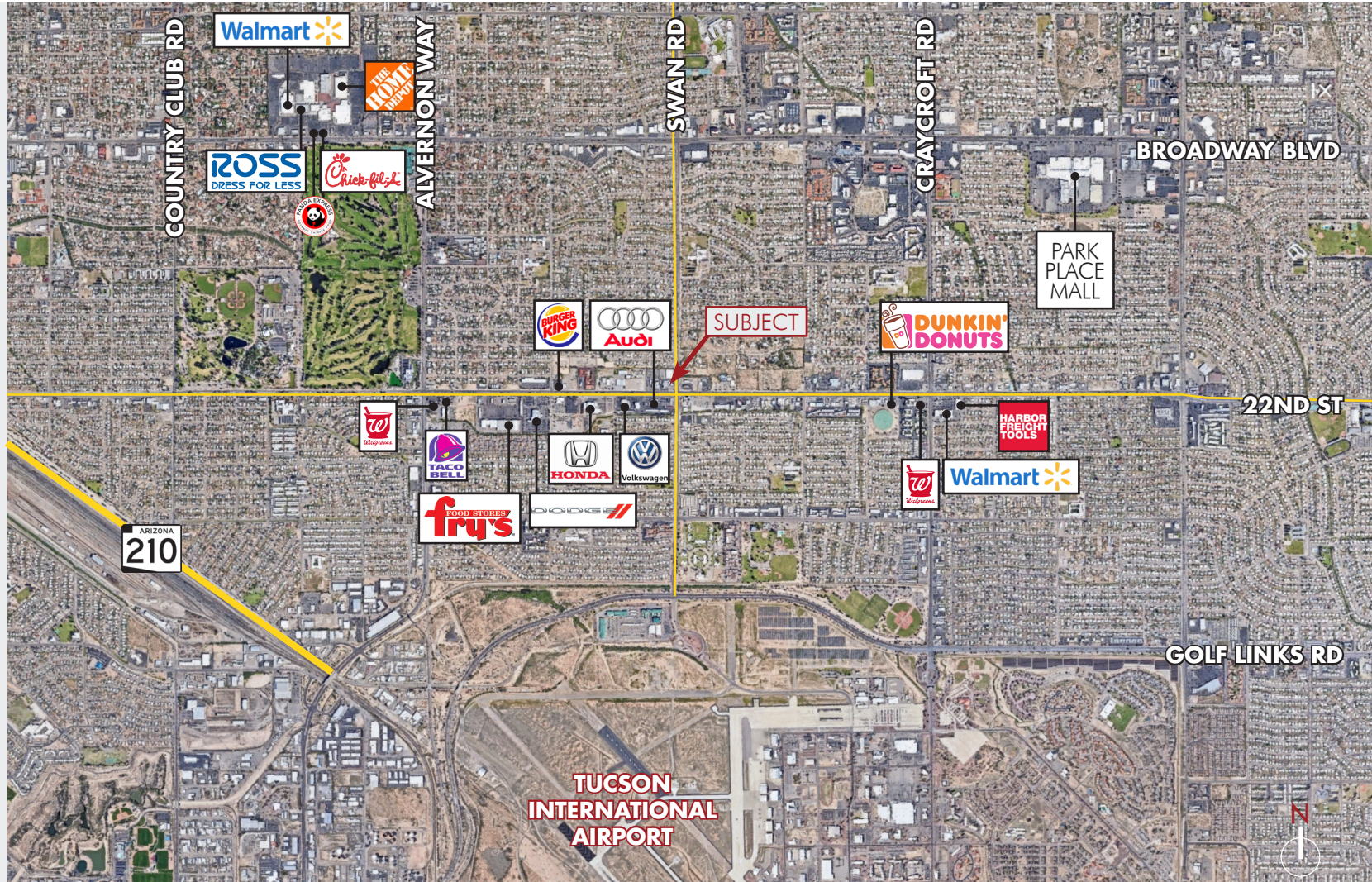
1 Mile	6,122
3 Mile	43,167
5 Mile	120,168

TRAFFIC COUNT

(2019)

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Swan Rd	North: 27,362 VPD
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