

Freestanding Building Available

NEC Kolb Rd & Broadway Blvd | Tucson, AZ



PROPERTY HIGHLIGHTS

- 4,399 SF building
- Hard corner at high traffic intersection
- Please call for rates and additional information

TRAFFIC COUNTS

N: ±38,214 VPD (NB & SB)

S: ±35,368 VPD (NB & SB)

E: ±38,308 VPD (EB & WB)

W: ±33,390 VPD (EB & WB)

ADOT 2018



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Population	12,356	126,746	241,002
2023 Total Population	12,541	130,605	247,584
2018 Median HH Income	\$41,628	\$42,731	\$46,150

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

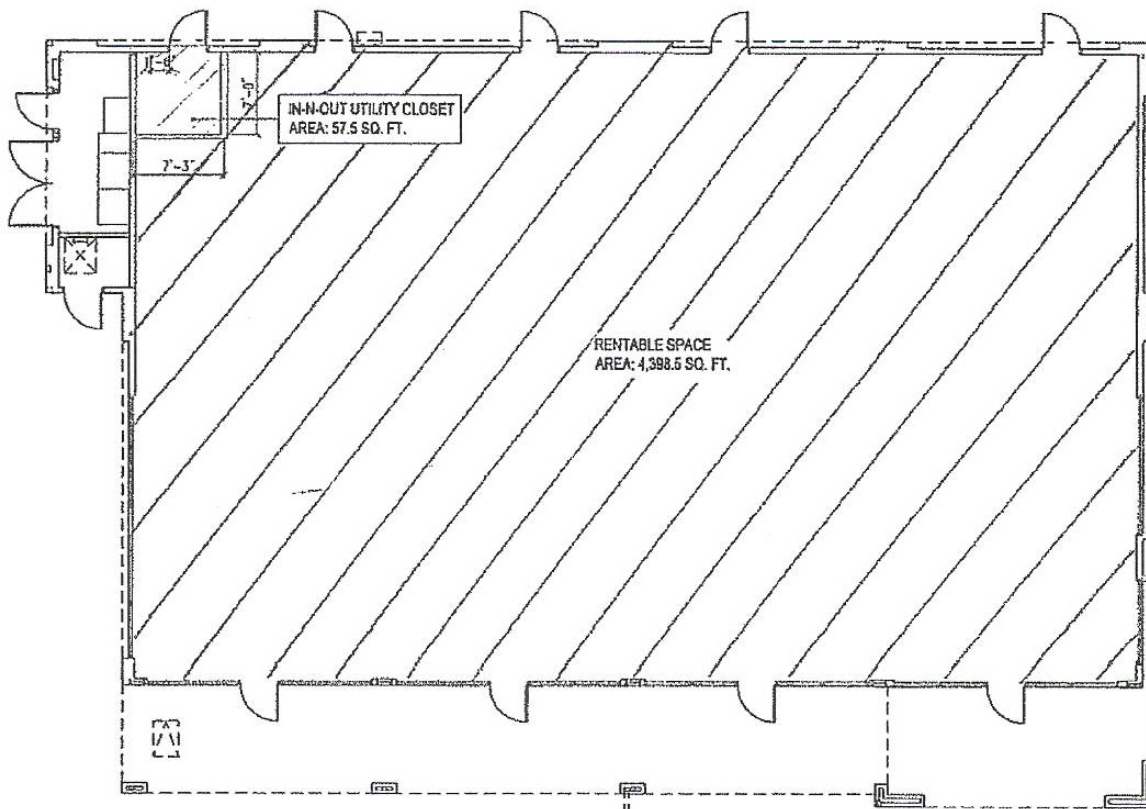


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EXHIBIT B

FLOOR PLAN OF PREMISES



RETAIL 1
SCALE: 1/4" = 1'-0"

TOTAL BUILDING AREA: 4,456 SQ. FT.

Premises

LESS STORAGE ROOM 57.5 SF
4,398.5 SF

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