

CBC ADVISORS

REAL ESTATE SERVICES

FLOWING WELLS

NEC OF PRINCE AND FLOWING WELLS, TUCSON, AZ

HIGHLIGHTS

- Very busy shopping center with a strong, diverse mix of discount retailers well-suited to the surrounding area
- Located one mile from Interstate 10
- Two bus stops at the property (#17 and #10)

AVAILABLE SPACE

Suite	Size	Space
1324	±5,907 SF	Open gray shell condition

Base rental rate: \$8.00/SF.
NNN charges estimated at \$3.06/SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,800	102,162	222,250
Average HH Income	\$42,718	\$45,532	\$36,197
Total Employees	10,023	59,031	116,718

Information provided by ESRI Business Analyst


TRAFFIC COUNTS

Prince Rd. (2015)	22,949 vpd
Flowing Wells Rd. (2015)	22,606 vpd
Total	45,555 vpd

Source: Pima Association of Governments Traffic Volumes Database

JOIN:



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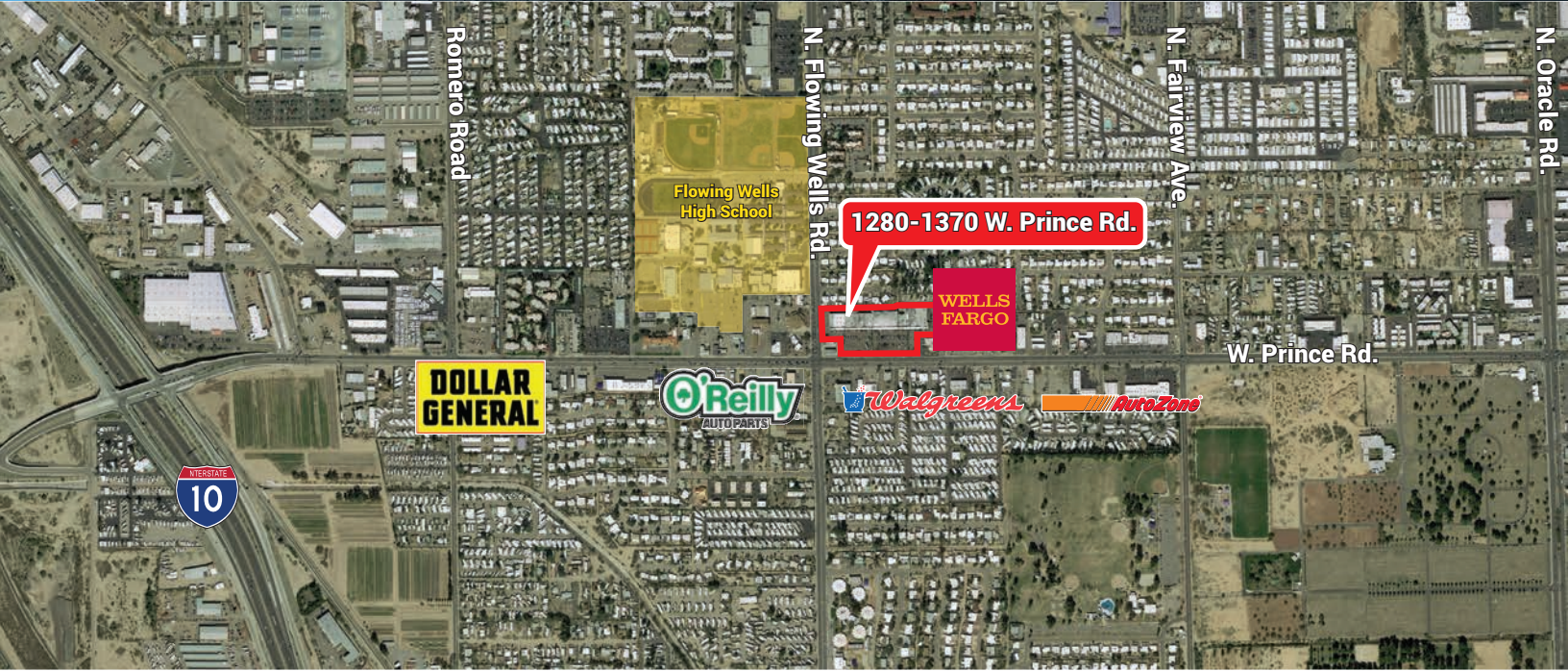
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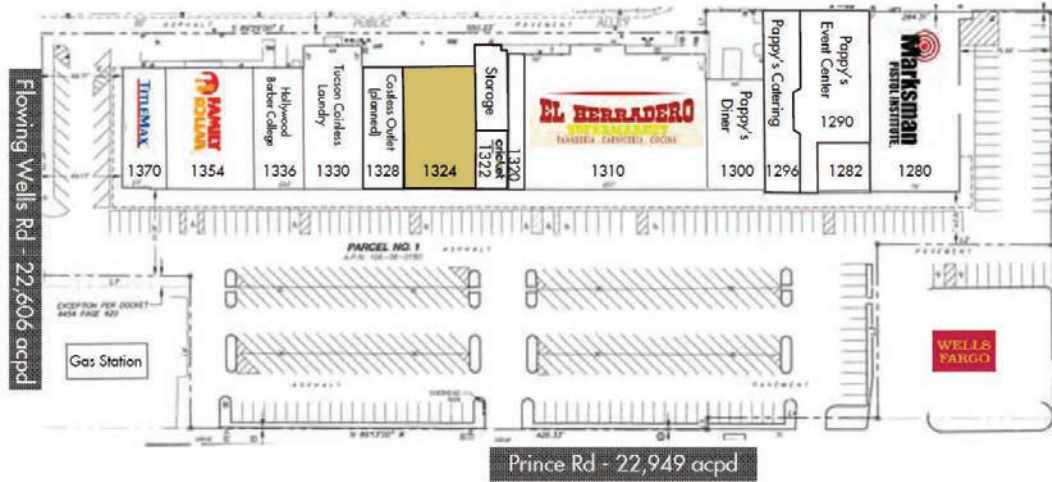
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Suite	Tenant	SF
1280	Marksman Pistol Institute	10,471
1282	Liberty Tax	1,348
1290	Pappy's Event Center	6,750
1296	Pappy's Catering	4,823
1300	Pappy's Diner	4,400
1310	El Herradero Supermarket	15,000
1320	Rodney D. Young Insurance	1,512
1322	Cricket	1,450
	Pappy's Storage	1,630
	Landlord's Utility and Maintenance Room	1,040
1324	AVAILABLE	±5,907
1328	Costless Outlet (planned)	±3,211
1330	Tucson Coinless Laundry	5,400
1336	Hollywood Barber College	3,070
1354	Family Dollar	10,832
1370	TitleMax	2,277
Total		79,121

SITE PLAN



Not to scale. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord.

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