



ARTISTRY IN GLASS
SINCE 1986
jwakeart@gmail.com

FOR SALE
2618 E Fort Lowell Road
Tucson AZ 85716



EXECUTIVE SUMMARY

1320 SF Freestanding bldg. with yard
Building \$ make offer
Building + Business \$ make offer

PROPERTY FEATURES

Outstanding Mid-town location
Opposite the famous Winterhaven neighborhood
Easy access to Foothills & University of Arizona
Tucson International Airport: 11 miles - 23 mins
Completely reburbished & insulated 2018
Solar Panels and Mini-Split AC
520 SF covered & secured verandah
5 Containers/Tuff Sheds (total 530 SF) in yard

BUSINESS FEATURES

Legacy art glass business - established 1986
Unique website: <https://www.artistry-in-glass.com/>
Stained, leaded, etched glass windows
Repair of crystal & china - antique restoration

Property Highlights

Property Type	Retail/Office
Building Size	1,320 SF
Building FAR	0.13
Parcel Size	10,078 SF (0.23 Acres)
Zoning	C-1, City of Tucson
Year Built	1948
Building Height	1 Storey
Parking	5 Spaces (3.79 per 1000 SF)
Taxes (2022)	\$3169.02
Tax Parcel Number	112-04-201A

Demographics 2020 Est.	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	7,041	89,277	247,394
Ave. Household Income	\$81,117	\$60,663	\$68,315
Households	3,516	43,886	115,481
Daytime Population	7,865	61,965	149,783

Demographics Counts 24 hr. two-way volume of average weekday traffic. Source: Pima Association of Governments

Fort Lowell Road	29,910 VPD (2022 PAG)
Tucson Boulevard	6,340 VPD (2022 Est.)

For more information, contact:
email John Wakefield
Artistry in Glass
jwakeart@gmail.com

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