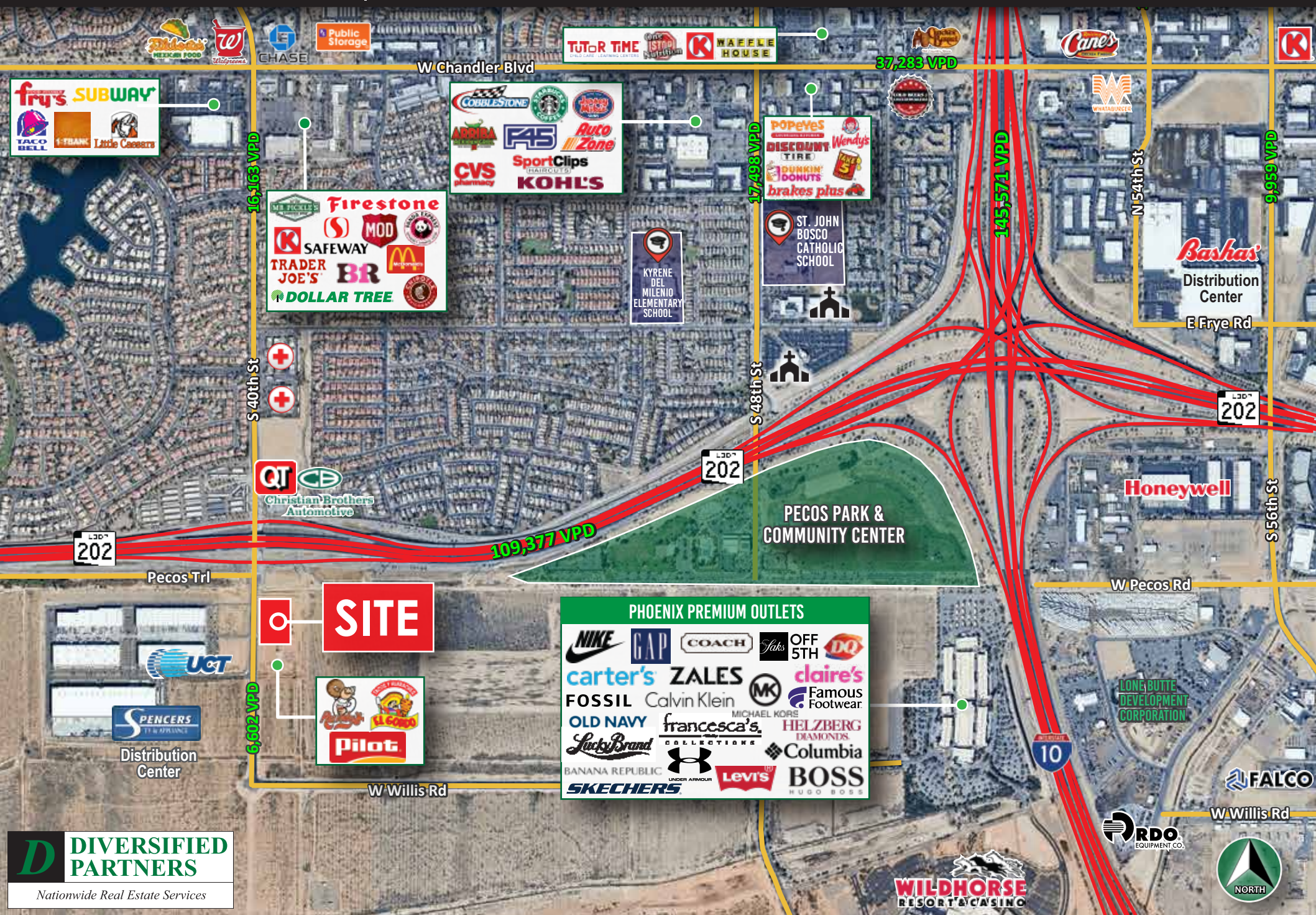


±400 SF Proposed QSR for Lease

17405 S. 40th Street | Phoenix, Arizona

SEC LOOP 202 & S. 40TH ST



fry's SUBWAY
TACO BELL | SEIDANK | Little Caesars

Firestone
SAFeway | MOD | McDonald's | TRADER JOE'S | BR | DOLLAR TREE

KOHL'S
COBBLESTONE | Starbucks | FAS | Auto Zone | Sport Clips | CVS pharmacy

POPEYES
DISCOUNT TIRE | Wendy's | DUNKIN' DONUTS | brakes plus

PHOENIX PREMIUM OUTLETS

NIKE | GAP | COACH | OFF 5TH | DQ
 carter's | ZALES | claire's
 FOSSIL | Calvin Klein | Famous Footwear
 OLD NAVY | francesca's | HELZBERG DIAMONDS
 Lucky Brand | MICHAEL KORS | Columbia
 BANANA REPUBLIC | UNDER ARMOUR | LEVI'S | BOSS HUGO BOSS
 SKECHERS

SITE

Pilot

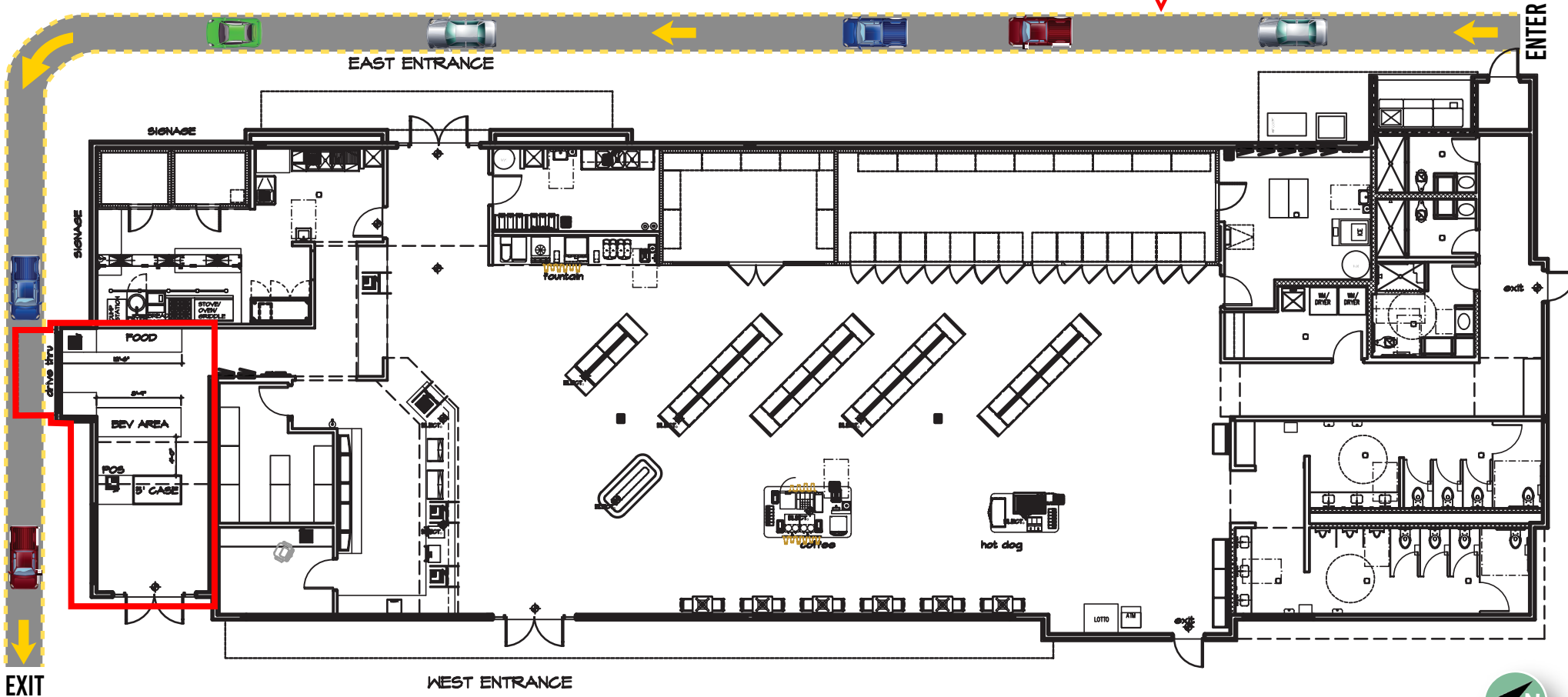


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SEC LOOP 202 & S. 40TH ST

CONCEPTUAL SITE PLAN



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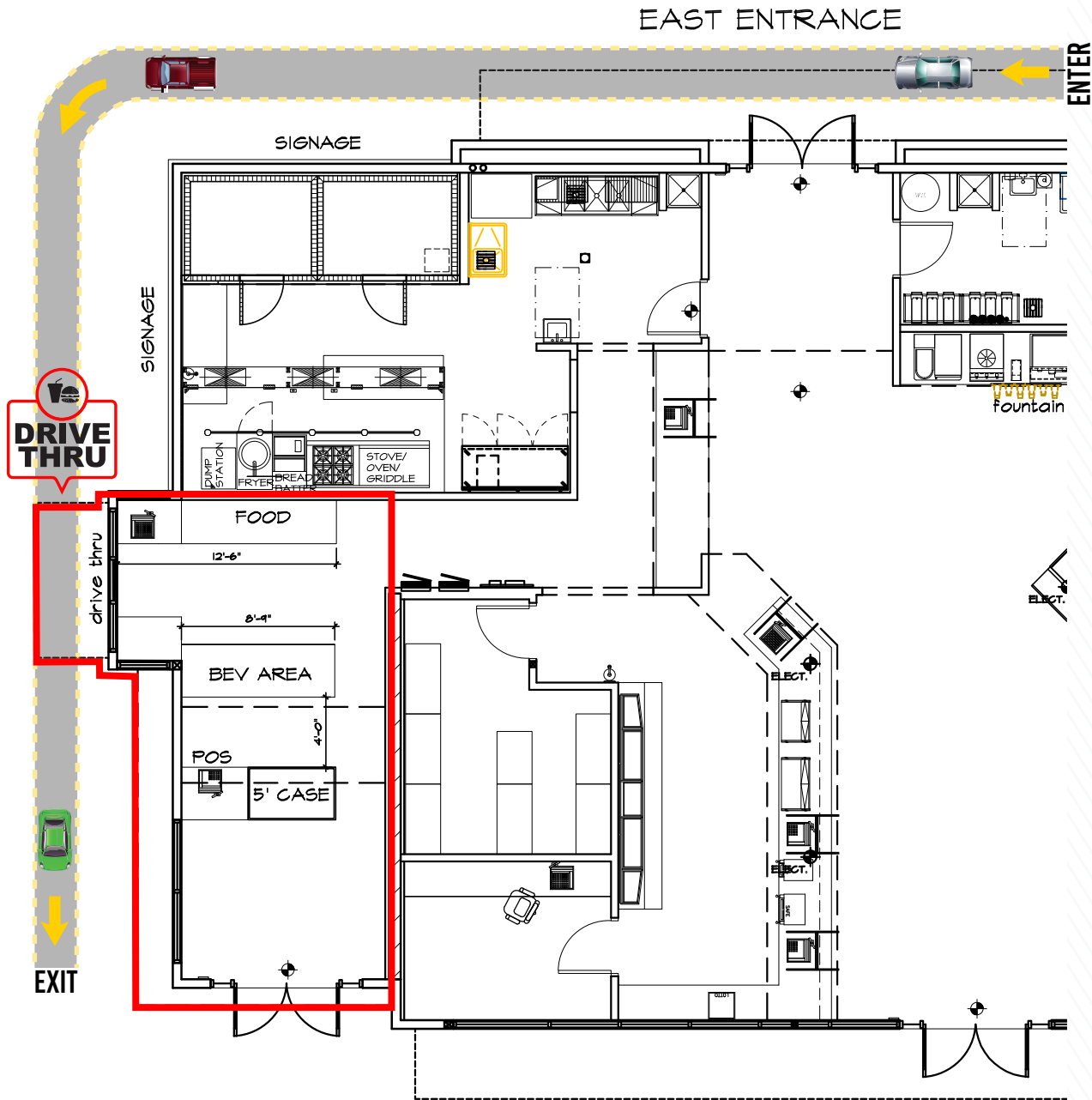
±400 SF Proposed QSR for Lease

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LOOP 202
& S. 40TH ST

CONCEPTUAL SITE PLAN



WEST ENTRANCE

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±400 SF Proposed QSR for Lease

17405 S. 40th Street | Phoenix, Arizona



demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	7,247	47,252	103,843
HOUSEHOLDS	2,723	19,235	42,807
AVERAGE HOUSEHOLD INCOME	\$141,352	\$151,156	\$156,061
DAYTIME POPULATION	2,409	41,420	89,593
MEDIAN AGE	38.9	39.0	40.4
TOTAL BUSINESSES	194	2,858	6,413



traffic counts: South Mtn Fwy | 109,377 VPD ● S. 40th St | 6,602 VPD

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property highlights

- ± 400 SF proposed quick service restaurant w/drive-thru available for Lease
- Prominently located directly south of Loop 202 (South Mountain Fwy) with traffic counts estimated at 109,377 VPD
- Adjacent neighbors to the south include Pilot, Randy's Donuts and Tacos y Huaraches el Gordo
- Approximately 1.3 miles west of Phoenix Premium Outlets featuring 90+ stores, and ± 1.75 miles west of Gila River Resorts & Casinos - Wild Horse Pass

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