

**2ND GEN
RESTAURANT
AVAILABLE**

Banner Health

Walgreens
DRUG STORES

**DUNKIN'
DONUTS**

The SICILIAN BUTCHER
CRAFT MEATBALLS & CHARCUTERIE BAR

VENEZIA'S
PIZZERIA

SUBJECT

SUBJECT

+29,314 CPD

Tatum Blvd

Greenway Rd

CIRCLE K

**Spectrum
Court**

+32,994 CPD



**SAFeway
GASOLINE**

TATUM PARK PLACE

NWC of Tatum and Greenway
Phoenix, Arizona

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**VELOCITY
RETAIL GROUP**

TATUM PARK PLACE



◆ SHOP SPACE + 2ND GEN RESTAURANT AVAILABLE

Property Highlights

- ±1,136 SF Available and ±2,000 SF 2nd Gen Restaurant available
- Located within dense neighborhood with HH income exceeding \$150k
- Join nationally touted Sicilian Butcher and local favorite Venezias Pizzeria
- Over 60k CPD at the intersection
- Located nearby multiple schools (Scottsdale Christian, Horizon High School)

Traffic Counts

Greenway Rd	32,994 CPD
Tatum Blvd	29,314 CPD
Total	62,308 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,219	117,960	252,574
Estimated Households	5,307	49,307	110,722
Med Household Income	\$168,568	\$141,671	\$151,412
Daytime Population	3,995	44,098	153,091

Source: SitesUSA

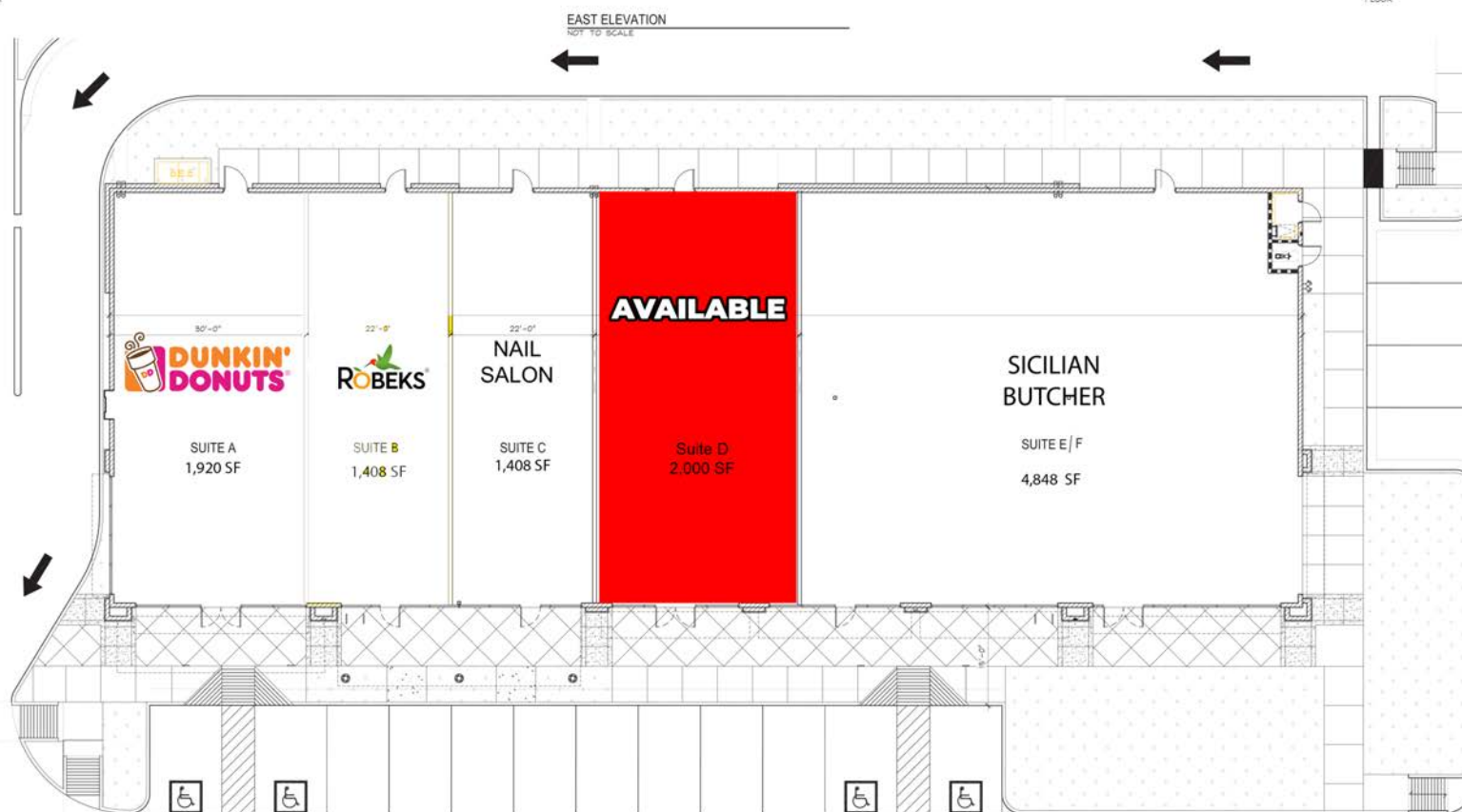
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SITE PLAN

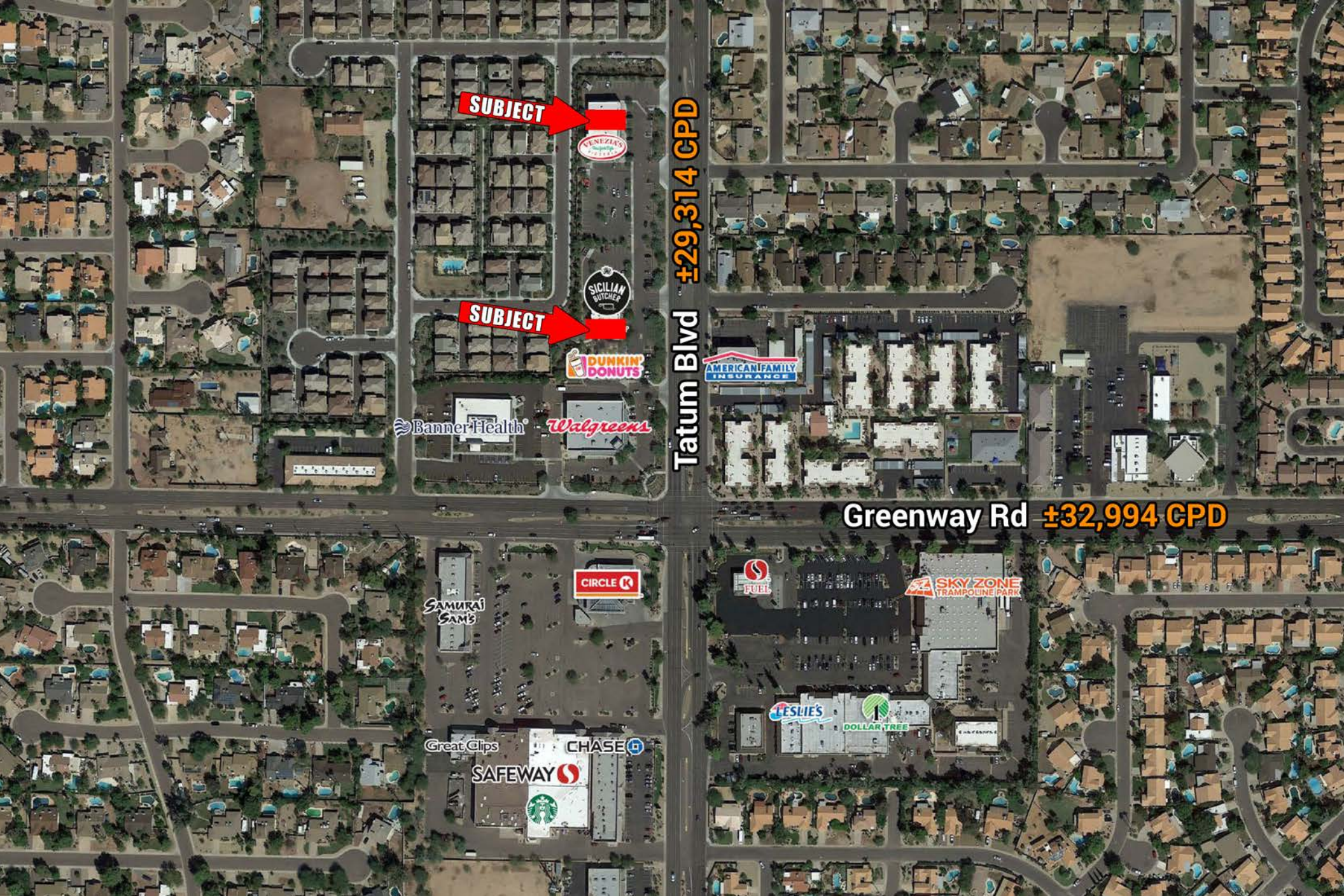


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DEMOGRAPHICS



2025 POPULATION

1 MILE: 13,219
3 MILES: 117,960
5 MILES: 252,574



MEDIAN HOUSEHOLD INCOME

1 MILE: \$168,568
3 MILES: \$141,671
5 MILES: \$151,412



2025 TOTAL HOUSEHOLDS

1 MILE: 5,307
3 MILES: 49,307
5 MILES: 110,722



TOTAL BUSINESSES

1 MILE: 846
3 MILES: 7,361
5 MILES: 19,836



MEDIAN HOME VALUE

1 MILE: \$615,306
3 MILES: \$567,230
5 MILES: \$630,916



NUMBER OF EMPLOYEES

1 MILE: 3,995
3 MILES: 44,098
5 MILES: 153,091



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