

903 E Lemon St

SEC Lemon St / Rural Rd

Tempe, AZ

- + Just east of ASU campus with ±51,869 students
- + Dense multi-family and student housing area
- + Strong daytime populations with over 200,000 people within a 3-mile radius
- + Potential for shorter term leases
- + High traffic counts on Rural Road ±41,310 VPD

2021 Estimates	Population	Daytime Population	Households	Average HH Income
1 mile	33,321	45,598	10,060	\$53,071
3 mile	145,841	175,355	59,990	\$68,262
5 mile	356,120	429,847	147,385	\$732,937



For Lease

SEC Lemon Street & Rural Road | Tempe, AZ



Location Map



NOT TO SCALE

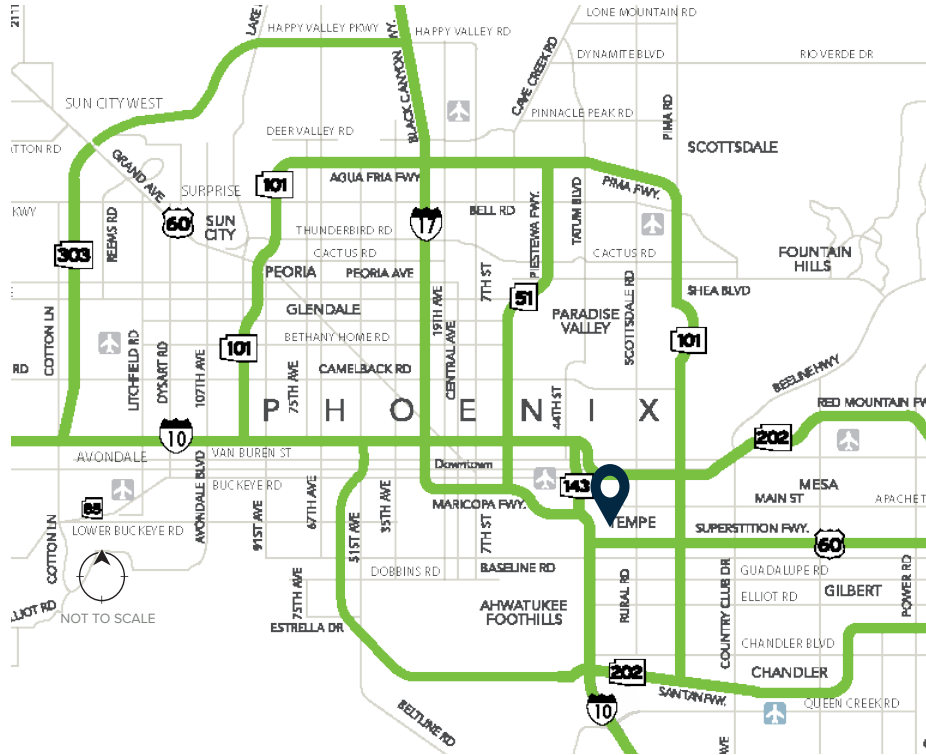
Points of Interest



For Lease

SEC Lemon Street & Rural Road | Tempe, AZ

CBRE



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