

# FRY'S GROCERY ANCHORED SHOP SPACE

MILL PLAZA

NWC MILL AVE & SOUTHERN AVE | TEMPE, AZ



JOIN



Great  
Clips

**NICK DEDONA**

602.734.7208

ndedona@pcaemail.com

**DILLON YOUNG**

602.288.3474

dyoung@pcaemail.com

**GREG LAING**

602.734.7207

glaing@pcaemail.com



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### PROPERTY DETAILS

**AVAILABLE** ±1,653 SF  
±4,897 SF DO NOT DISTURB TENANT

**ZONING** Commercial, City of Tempe

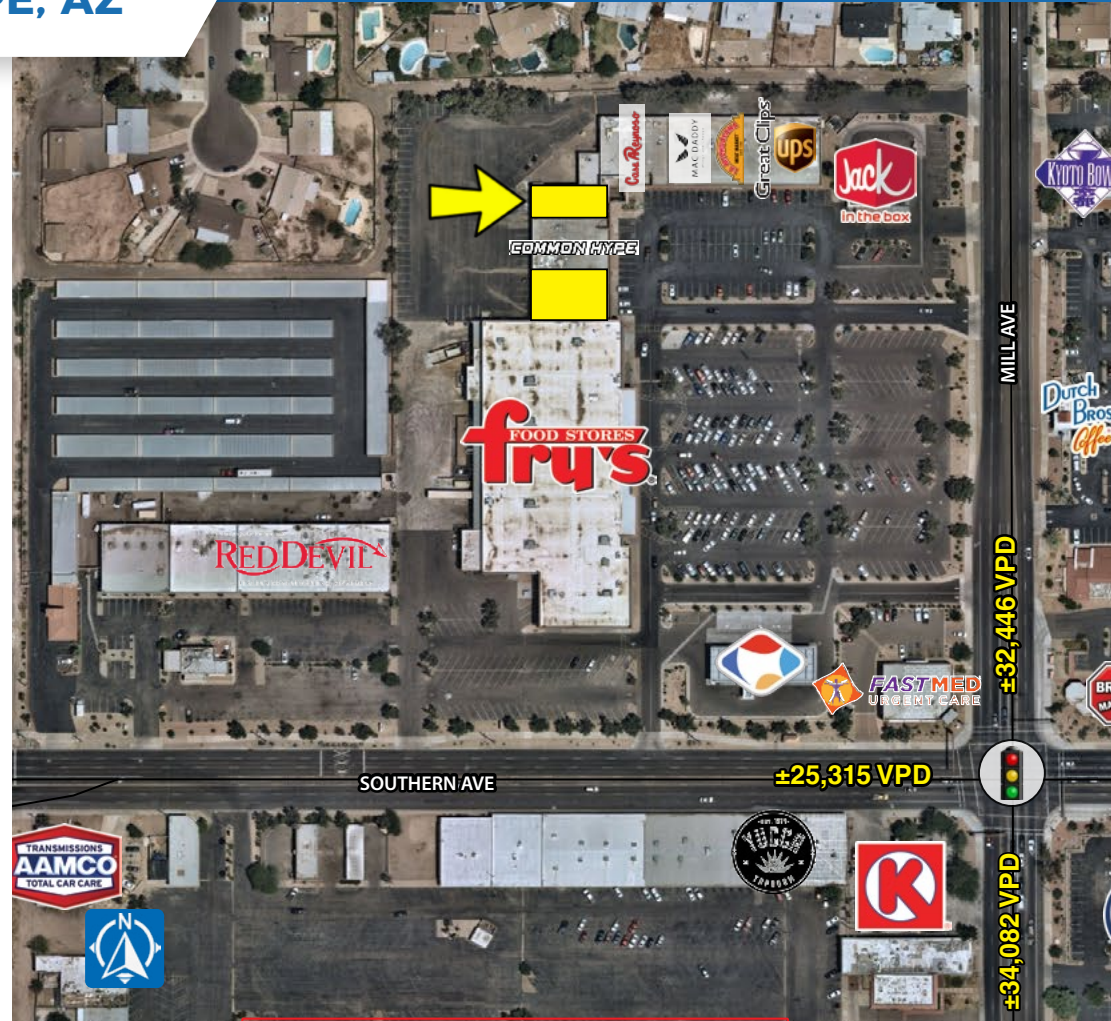
### PROPERTY OVERVIEW

Located in the heart of Tempe, this newly remodeled Fry's center, which includes a newly constructed Fry's Fuel, boasts a very good mix of both residential and daytime work traffic. With 50,000 students at ASU's main campus just two miles to the north and the dense workforce population of over 240,000 employees within five miles, this dominant valley grocer does strong business out of this location. Traffic counts at the intersection are high with an average of over 60,000 cars traveling north and southbound daily.

### TRAFFIC COUNTS

**N** ±32,446 VPD (NB & SB)      **E** ±31,665 VPD (EB & WB)  
**S** ±34,082 VPD (NB & SB)      **W** ±25,315 VPD (EB & WB)

ADOT 2023



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SUITE	TENANT	SF
3116	UPS Store	1,436
3118	Mika's Greek	1,422
3120	Popular Nails	1,410
3122	Great Clips	1,422
3124	Jackson Lewit - Tax Services	1,416
3126	Da Yung's Tea	1,416
3128	Ramen	1,416
3130	La Michoacana	1,400

SUITE	TENANT	SF
3132-34	Mac Daddy's	2,767
3136-38	Casa Reynoso	4,222
3214	<b>AVAILABLE</b>	1,653
3216-22	Common Hype	6,378
3224-28	<b>AVAILABLE RESTAURANT (DO NOT DISTURB TENANT)</b>	4,897

### Project Data

Site Area	10.24 AC
Fry's	61,200 SF
Shops	31,159
Center	92,359
Parking	480 Stalls
Ratio/1,000 SF	5.2



New Monument Signage

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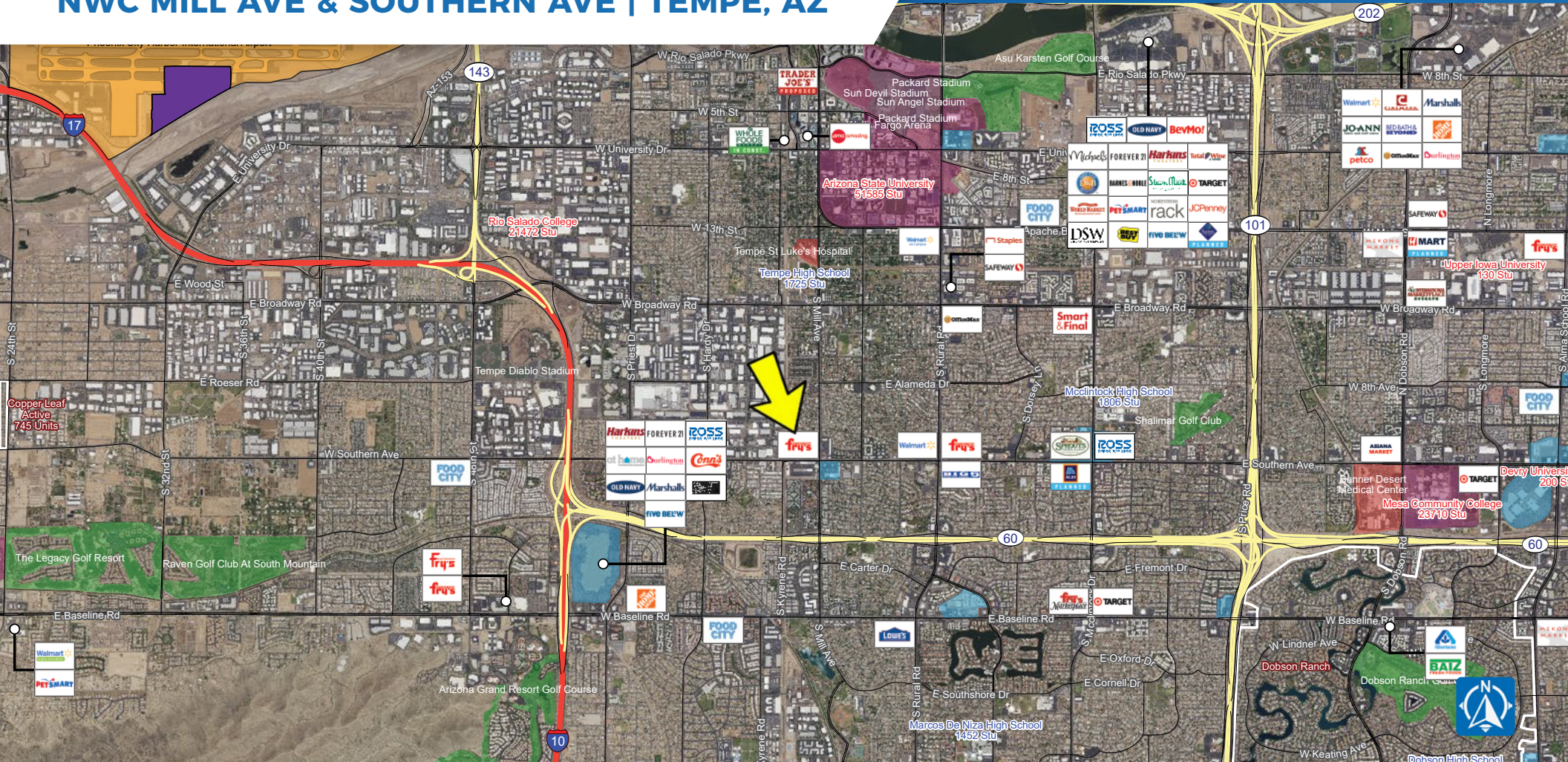


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**SHOP SPACE  
AVAILABLE**

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**DEMOGRAPHICS**



	1-Mile	3-Miles	5-Miles
2024 Total Population	17,220	159,050	322,658
2029 Total Population	17,300	167,267	336,758



	1-Mile	3-Miles	5-Miles
2024 Households	7,178	65,885	137,073
2029 Households	7,297	70,718	145,657



	1-Mile	3-Miles	5-Miles
Average HH Income	\$90,008	\$91,340	\$100,145
Median HH Income	\$71,059	\$69,119	\$76,167
Per Capita Income	\$37,173	\$37,823	\$42,811

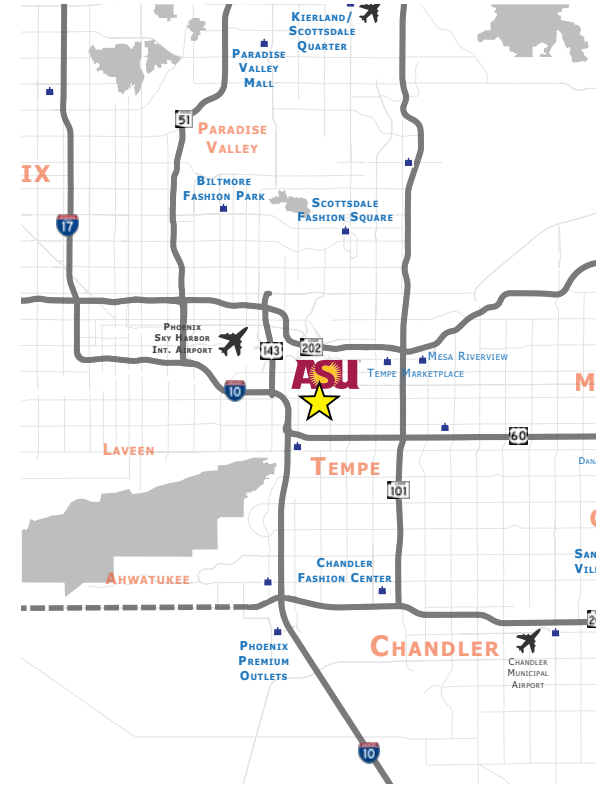


	1-Mile	3-Miles	5-Miles
2024 Housing Units	7,670	70,902	147,403
Owner Occupied	51.9%	35.5%	41.7%
Renter Occupied	55.0%	57.4%	51.3%
Vacant	6.4%	7.1%	7.0%



	1-Mile	3-Miles	5-Miles
2024 Total Daytime Pop	19,412	198,190	421,869
Workers	12,248	128,978	283,897
Residents	7,164	69,212	137,972

2024 ESRI ESTIMATES



**2024 POPULATION  
322,658  
WITHIN 5-MILES**

**NWC MILL AVE & SOUTHERN AVE | TEMPE, AZ**

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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