

Fully Built-Out Restaurant Space Available!

4715 South Rural Road, Tempe, AZ 85282

± 2,802 SF AVAILABLE FOR LEASE



S Rural Road

OFFERING SUMMARY

| | |
|----------------|----------------|
| LEASE RATE: | Call for Rates |
| BUILDING SIZE: | 7,868 SF |
| AVAILABLE SF: | 2,802 SF |
| LOT SIZE: | 40,320 SF |
| YEAR BUILT: | 2016 |
| ZONING: | PCC-2 |
| MARKET: | Phoenix |
| SUBMARKET: | Tempe |

PROPERTY HIGHLIGHTS

- N/NEC S Rural Road & E Baseline Road
- Located at a dense retail intersection including major retailers such as Whole Foods and Lowe's. Co-tenants include Dunkin Donuts, Jersey Mike's and Floyd's 99 Barbershop
- Fully built-out 2,802 SF restaurant. Includes grease trap, walk-in fridge and freezer, vent hoods and more!
- Ideal target demographic for quick service retailers with over 40% of the population ages 15 - 34
- Strong daytime traffic; ± 8,660 businesses & ± 82,106 employees within a 3-mile radius
- Estimated population of ±156,519 within a 3-mile radius
- Approximately .35 miles to I-60 Superstition Freeway and just over 2 miles to Loop 101
- Located 3 miles south of ASU with over 50,000 students

MARTI WEINSTEIN
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(480) 947-8800
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D **DIVERSIFIED
PARTNERS**

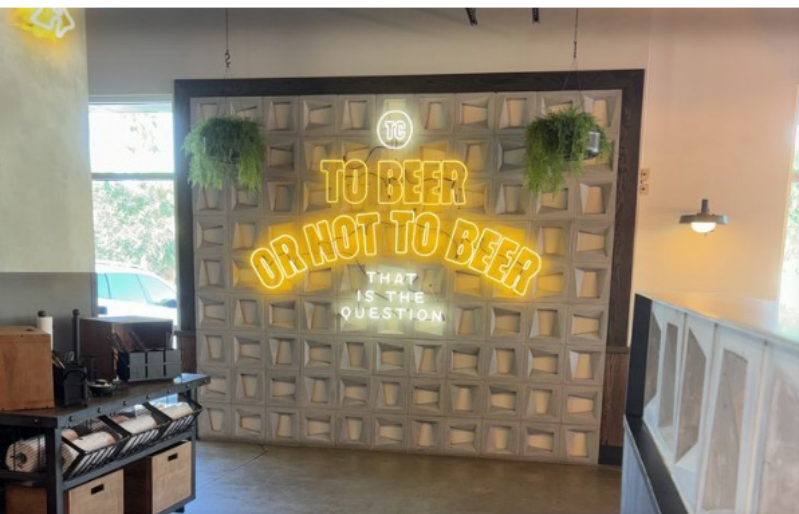
Nationwide Real Estate Services

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Subject Property



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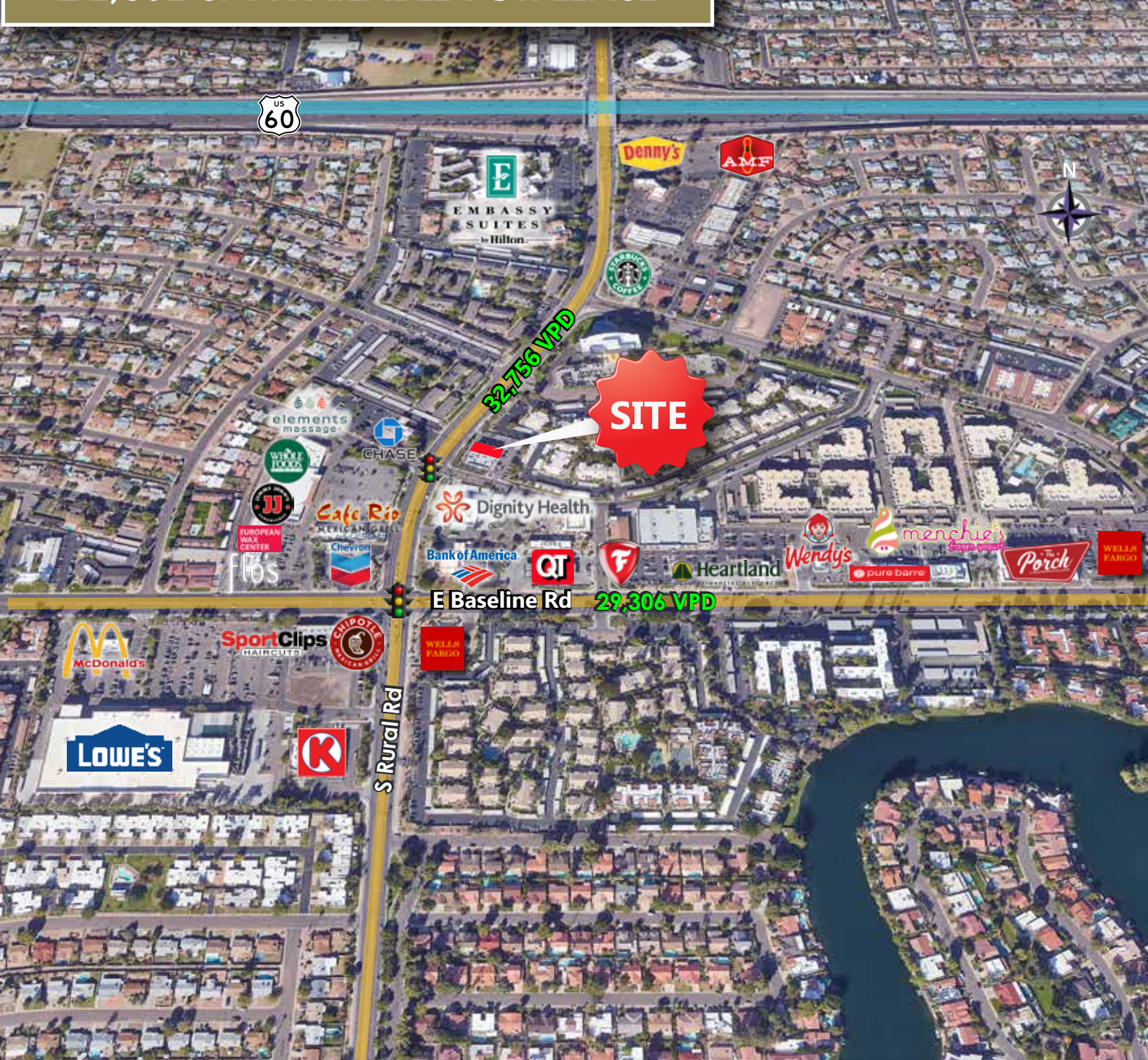
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DEMOGRAPHICS 2024



| | | | | | | | | |
|--------------------------|---------|---------|----------------------------------|---------|---------|------------------------------|-----------------|-----------|
| <p>POPULATION</p> | 1 MILE | 19,395 | <p>HOUSEHOLDS</p> | 1 MILE | 8,496 | <p>AVG. HH INCOME</p> | 1 MILE | \$109,919 |
| | 3 MILES | 156,519 | | 3 MILES | 64,667 | | 3 MILES | \$111,358 |
| | 5 MILES | 360,274 | | 5 MILES | 151,508 | | 5 MILES | \$111,106 |
| <p>MEDIAN AGE</p> | 1 MILE | 33.8 | <p>DAYTIME POPULATION</p> | 1 MILE | 13,381 | <p>TRAFFIC COUNTS</p> | S RURAL ROAD | 32,756 |
| | 3 MILES | 33.2 | | 3 MILES | 123,316 | | E BASELINE ROAD | 29,306 |
| | 5 MILES | 33.8 | | 5 MILES | 306,629 | | | |

Source: SitesUSA 2024

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