

NEW AVAILABILITY

3342 East Greenway Road - Phoenix, Arizona

THE SHOPPES AT GREENWAY PARK PLAZA



HIGHLIGHTS:

- Excellent Tenant Mix Drawing to the Center: Join Food City, Family Dollar & Goodwill!
- Strategically Located off of Major Freeway, SR-51 with 105,318+ VPD, and Greenway Road with 37,666+ VPD
- Monument Signage Available
- Parking Field Newly Repaved and Restriped
- Ample Parking: 8.5/1,000 SF

AVAILABILITY:	1,213 - 1,293 SF
LEASE RATE:	Negotiable
LEASE TYPE:	NNN
BUILDING SIZE:	11,605 SF
YEAR BUILT:	2002
ZONING:	C-2, Phoenix
PARKING RATIO:	8.5/1,000 SF
CROSS STREETS:	32nd Street & Greenway Road
TRAFFIC COUNT:	SR-51: 105,318 VPD Greenway Rd: 37,666 VPD





SUITE 101	Mr. Maple Donuts	1,460 SF
SUITE 102	Smoke Shop	1,200 SF
SUITE 103	Leased	1,293 SF
SUITE 104	AVAILABLE	1,293 SF
SUITE 105-7	OrthoArizona	3,586 SF
SUITE 108	AVAILABLE* *W/ 30 DAY NOTICE <i>DO NOT DISTURB TENANT</i>	1,123 SF
SUITE 109	Beauty Salon	1,650 SF



SUITE 108

PLEASE DO NOT DISTURB TENANT

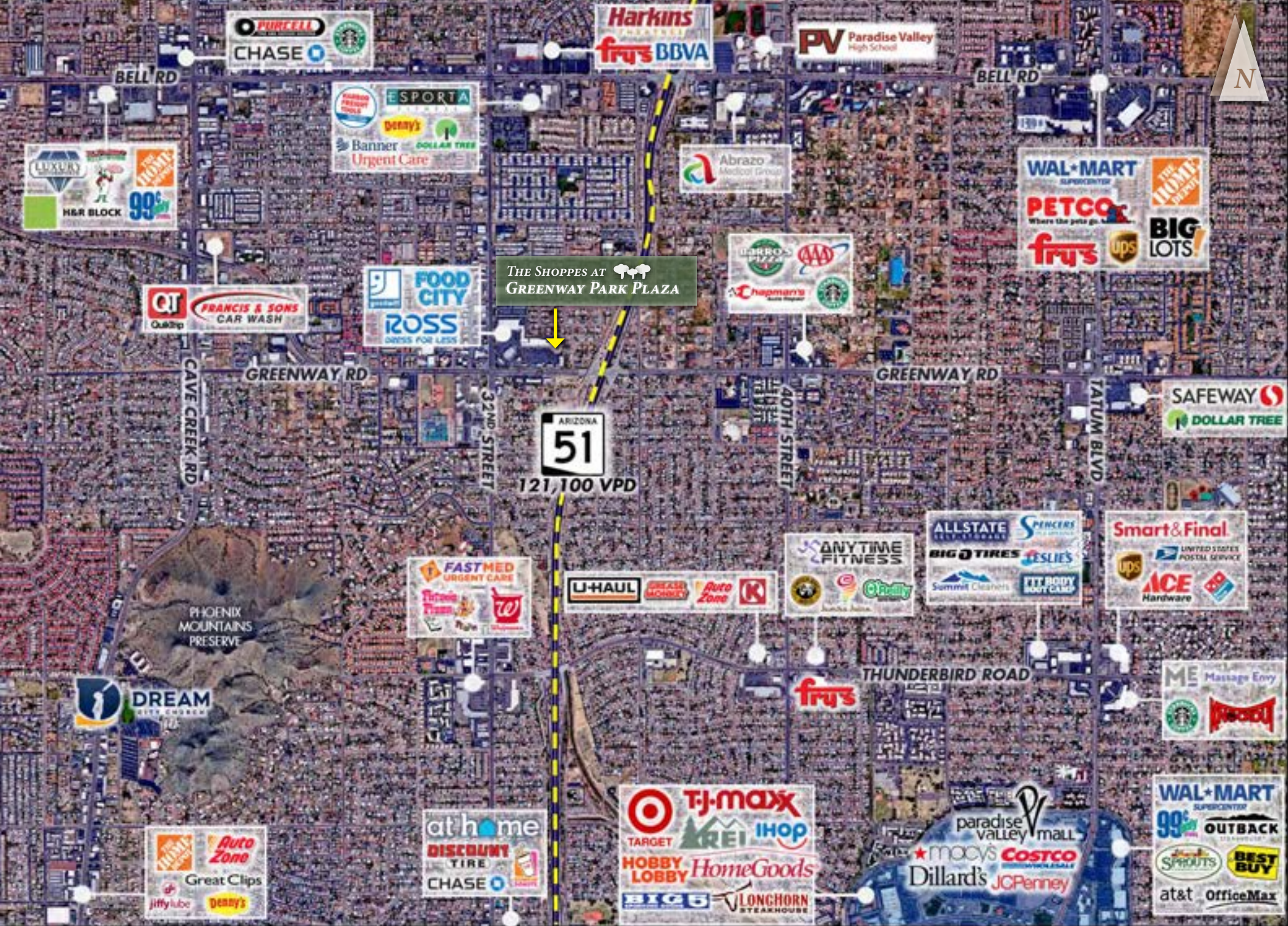


SUITE 104



SUITE 104

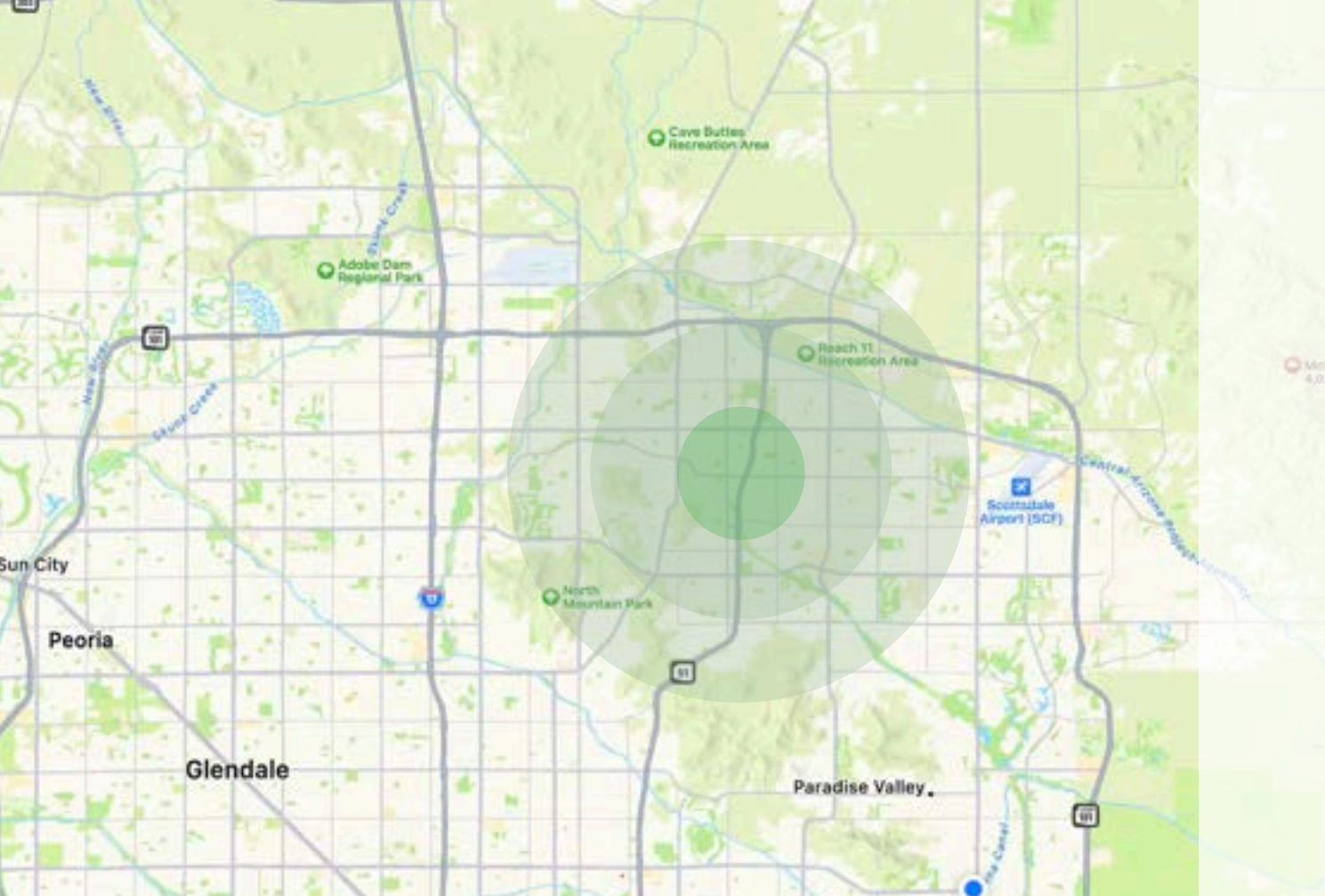




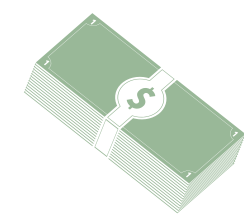
The Shoppes at Greenway Park Plaza

ARIZONA
51

121,100 VPD



380,827
 DAYTIME POPULATION
 FIVE MILE



\$139,663
 AVG HOUSEHOLD INCOME
 FIVE MILE



35.4
 MEDIAN AGE
 ONE MILE

2024 Summary (Source: SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	25,297	175,267	380,827
Residential Population:	19,850	140,281	283,317
Average Household Income:	\$98,467	\$120,144	\$139,663
Average Household Size:	2.6	2.3	2.3
Median Age:	35.4	39.9	40.4