

HUNTINGTON SQUARE | Retail Space for Lease

NEC Southern & Mill Avenues

3119-3227 & 3101-3123 South Mill Avenue

Tempe, Arizona



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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	16,865	161,095	323,535
PROJECTED POPULATION (2030)	16,544	157,826	318,860
AVERAGE HOUSEHOLD INCOME	\$93,782	\$98,068	\$107,590
DAYTIME POPULATION	15,310	139,620	315,563
MEDIAN AGE	31.7	30.8	33.4
TOTAL BUSINESSES	1,163	9,172	20,449



traffic counts: S. Mill Ave | 27,327 VPD • E. Southern Ave | 27,257 VPD

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property highlights

- ± 1,785 SF & ± 930 SF Available for Lease
- Six points of ingress & egress make for easy access
- Highly visible from both S. Mill Avenue & E. Southern Avenue
- Approximately 1.5 miles east of I-10 and half a mile north of US 60
- Surrounded by a sea of rooftops with approximately 322,436 residents within a 5-mile radius
- Located in the heart of Tempe, home to over 54,000 college students

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Suite	Tenant	SF (±)	Suite	Tenant	SF (±)	Suite	Tenant	SF (±)	Suite	Tenant	SF (±)
A1-3	Kyoto Bowl	3,480	A10	Paws of Attraction-Pet Grooming	900	B8	Zesty Zzeeks Pizza	2,521	B22-25	Monkey Pants	4,740
A4	Chill Cloud Smoke Shop	1,200	B1	The Back Nine Golf	2,040	B9	Zia Record Exchange	10,380	PAD	Big Brand Tire & Service	4,050
A5	Subway	1,620	B3-4	Time Out Lounge	2,400	B15	Available	1,785	PAD-1	Bank of America ATM	
A6	Eyebrow Salon	900	B5	Base Coat Nails	1,800	B16	StaffChex	1,375	PAD-2	Dutch Bros	1,073
A8	Brigade Barber	900	B6	Lotto.com	1,115	B17 -	Knockout Fitness	3,490			
A9	RPT, Labs	900	B7	Available (Former Smoothie Shop)	930	B20					

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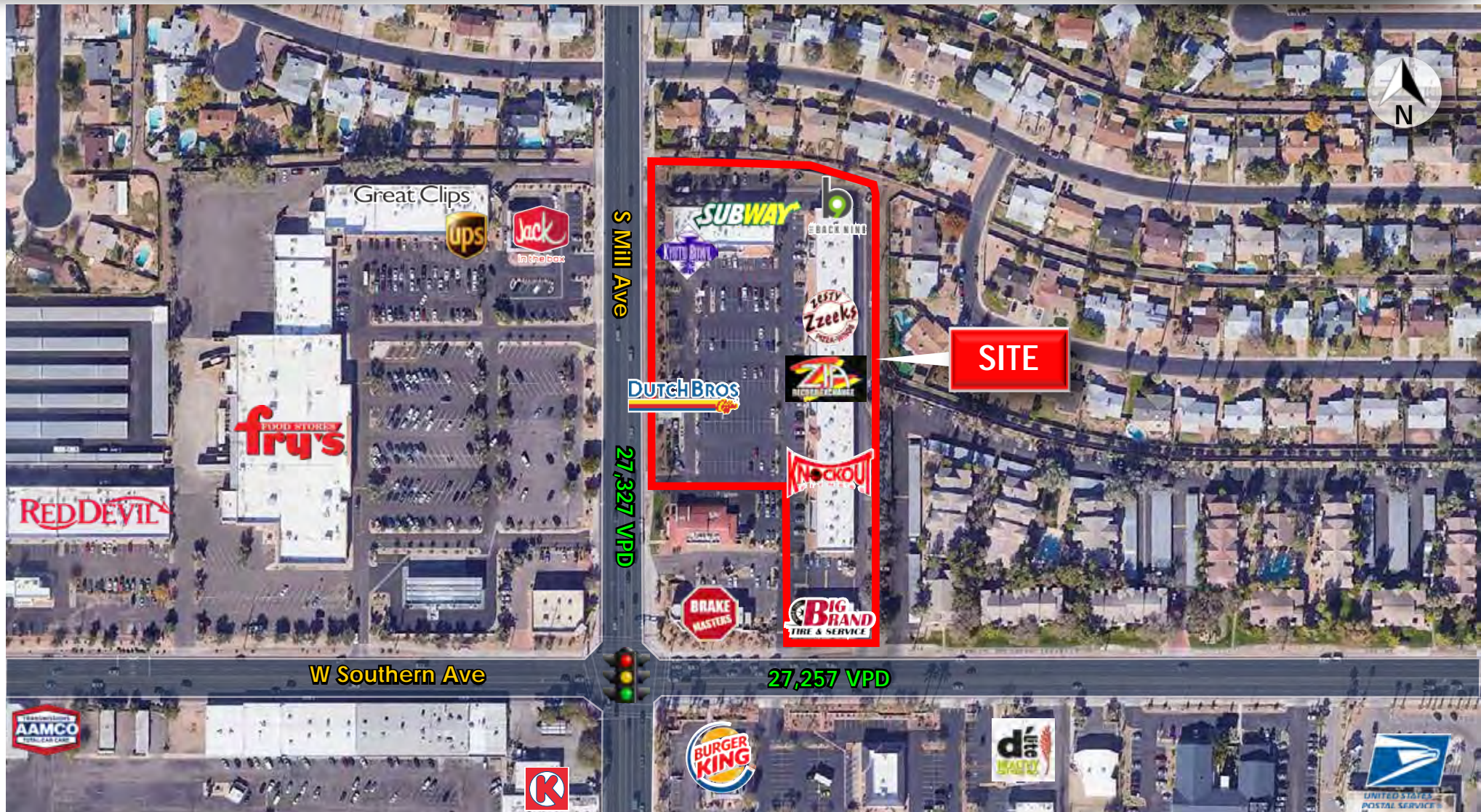


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micro aerial

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