

THOMAS ROAD/ARCADIA INFILL OPPORTUNITY

4550 East Thomas Road
Phoenix, Arizona 85018



**APPELBE
COMMERCIAL
REAL ESTATE**

John Appelbe

Appelbe Commercial Real Estate

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PROPERTY INFORMATION

LOCATION

4550 East Thomas Road, Phoenix, AZ 85018

LOT SIZE

Approximately 0.67 acres – 29,385 SF

EXISTING BUILDING SIZE

Approximately 3,219 SF, single level
Former medical/dental build-out building

PARCEL / ZONING

127-05-010E / R-5, City of Phoenix

INGRESS / EGRESS

Existing access on Thomas Road and
46th Street

PRICE

\$1,625,000



LOCAL AERIAL VIEW



Downtown
Phoenix

Walmart
Supercenter

Bank of
America

Arcadia Crossing
Shopping Center

44TH STREET

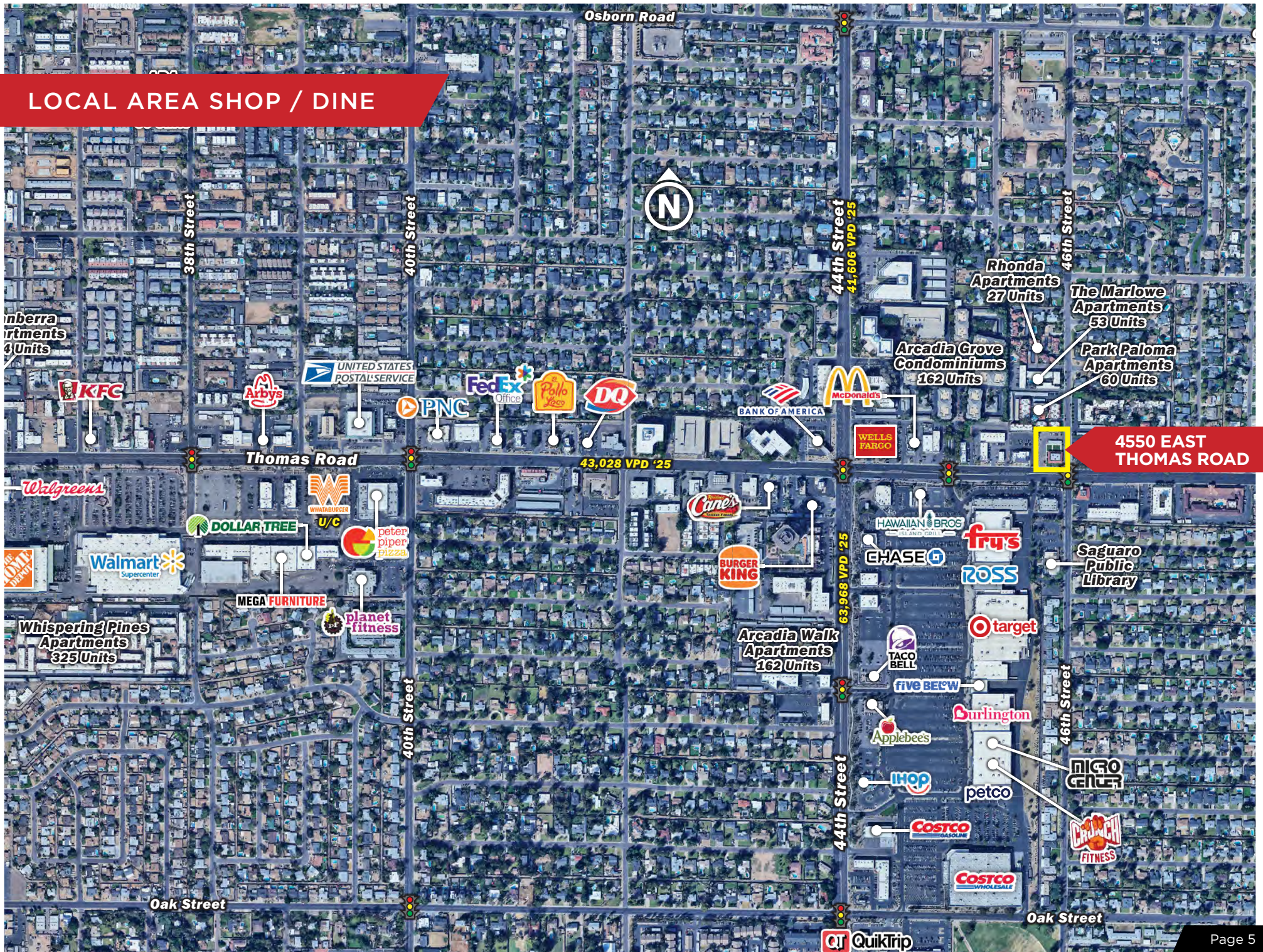
SUBJECT PROPERTY

THOMAS ROAD

46TH STREET



LOCAL AREA SHOP / DINE



44TH STREET & THOMAS ROAD AREA DEMOGRAPHICS

(2025)

1 MILE

19,902	20,241	\$126,688	19,748
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

131,720	133,813	\$135,715	147,027
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

297,364	311,503	\$134,478	470,377
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