

AVAILABLE

2,632 SF

Freestanding Building



FOR LEASE

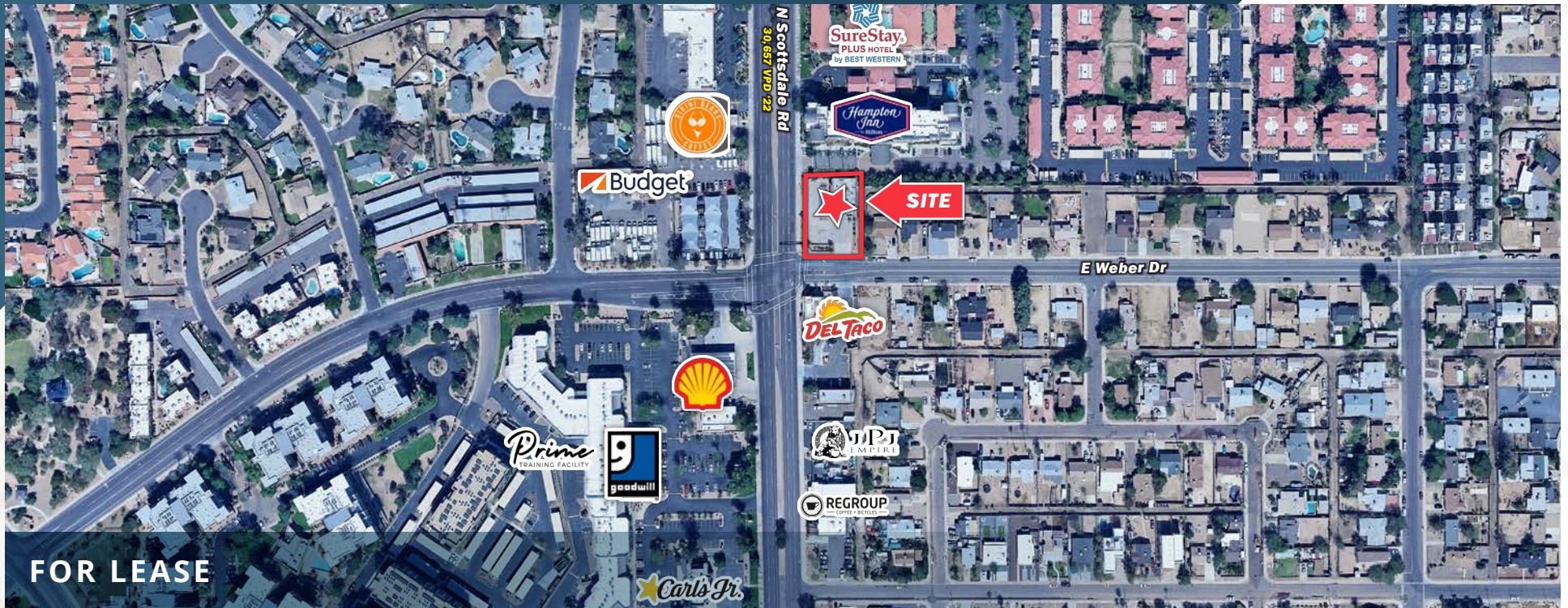
Former 7/11 C-Store Available

1405 North Scottsdale Road | Tempe, AZ 85288



Former 7/11 C-Store Available

NEC Weber Drive & Scottsdale Road | Tempe, AZ 85288



AVAILABLE

2,632 SF

LOT SIZE

13,687 SF

CONTACT

ROBBIE PETTY

EVP & Managing Principal

602.682.6025

robbie.petty@srsre.com

ABOUT THE PROPERTY

- Tenant open and operating - Do Not Disturb
- Highly visible former 7/11 c-store available
- Well positioned fronting Scottsdale Road
- Easy access from freeway – just West of Loop 101 Hwy, and just North of Loop 202 Hwy

TRAFFIC COUNTS

Scottsdale Road

30,657 VPD

Year: 2022 | Source: MPSI



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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

13,431	14,909	\$112,605	13,960
2024 Population	2029 Population	Avg Household Income	Daytime Population

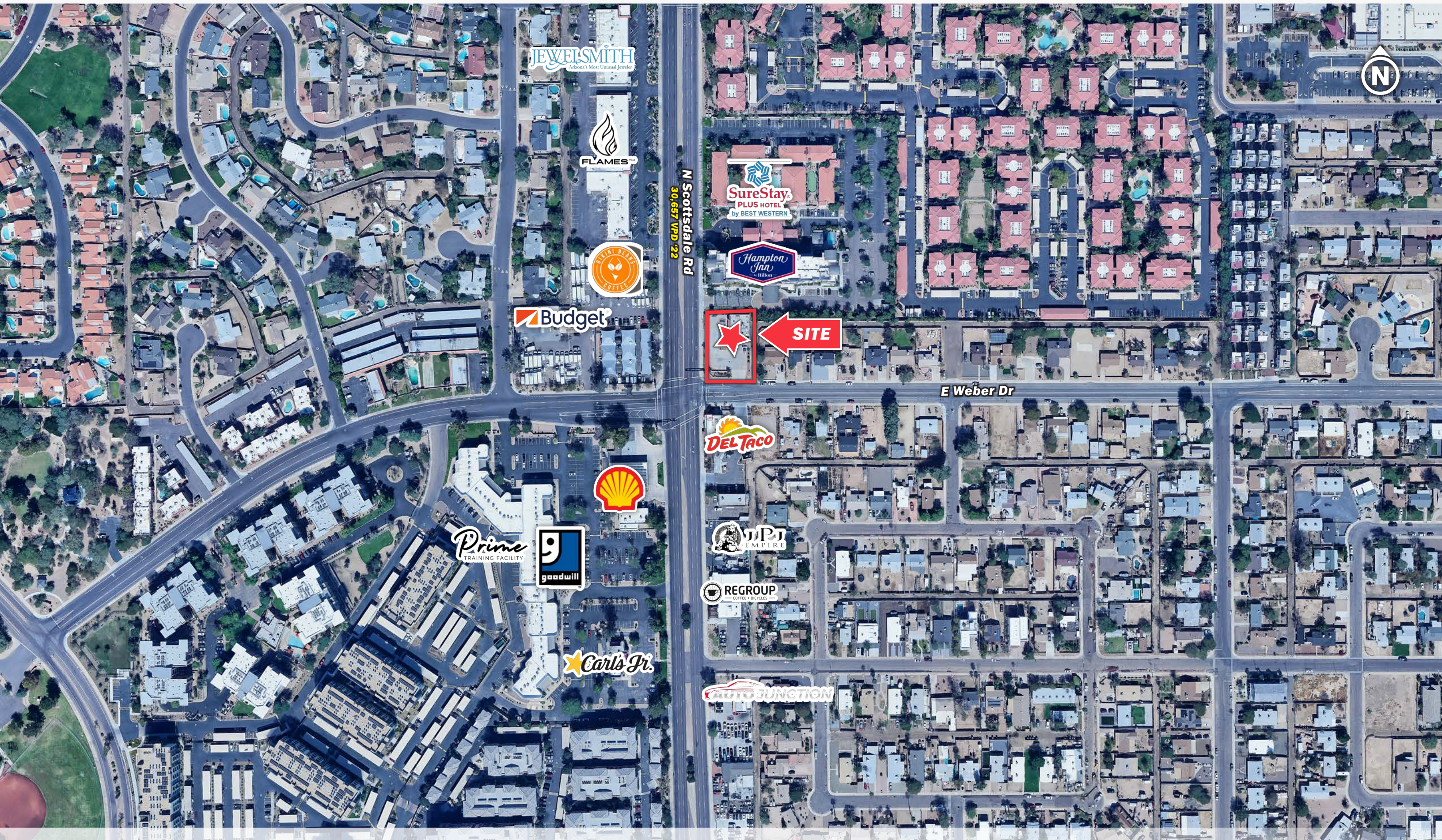
3 MILES

134,339	146,441	\$93,306	186,105
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

331,179	349,766	\$99,480	444,692
2024 Population	2029 Population	Avg Household Income	Daytime Population





NEC Weber Dr & Scottsdale Rd

Tempe, AZ 85288





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