



DEVELOPMENT OPPORTUNITY

NEC 48TH STREET & SOUTHERN AVENUE

3233 South 48th St | Tempe, AZ

JASON FESSINGER
602.368.1090
jfessinger@w-retail.com

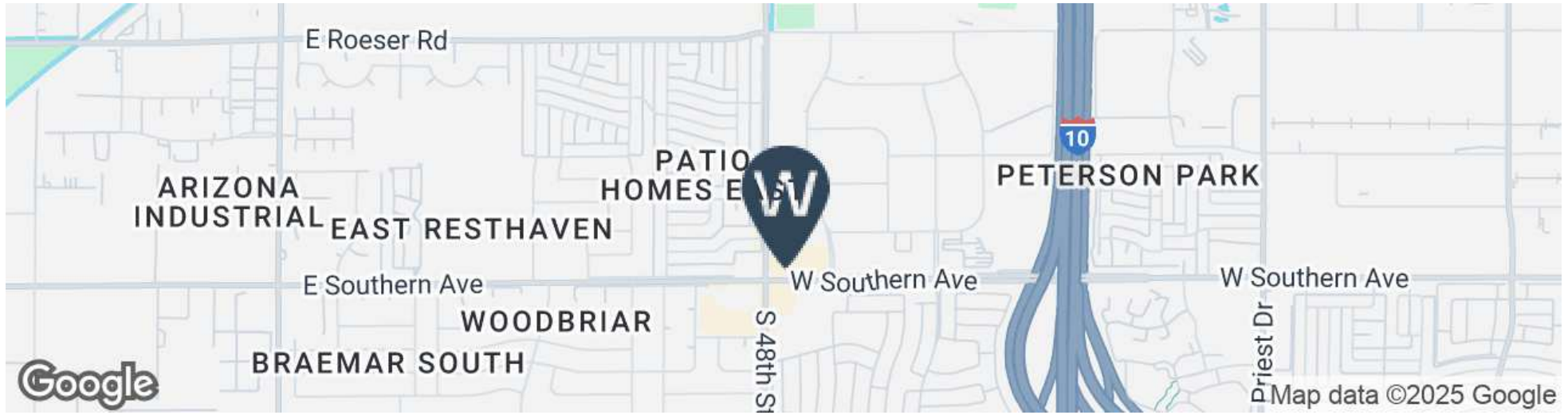
KALEN RICKARD
602.931.4492
krickard@w-retail.com

JULIE GREEN
602.710.1786
jgreen@w-retail.com

W 2555 E Camelback Rd, Suite 200
Phoenix AZ, 85016
602.778.3747 | w-retail.com

DEVELOPMENT OPPORTUNITY ON 48TH ST & SOUTHERN AVE

3233 S 48th St Tempe, AZ 85282



LOCATION DESCRIPTION

NEC 48th St & Southern Ave

PROPERTY HIGHLIGHTS

- PAD AVAILABLE FOR LEASE OR SALE
- Reuse the 1,428 SF Building or completely redevelop
- PAD size - 17,163 SF
- Existing Building - 1,428 SF
- High traffic location with 75,000 CPD thru the intersection
- Close proximity to the Cotton Center, Tempe Diablo Stadium and Arizona Mills

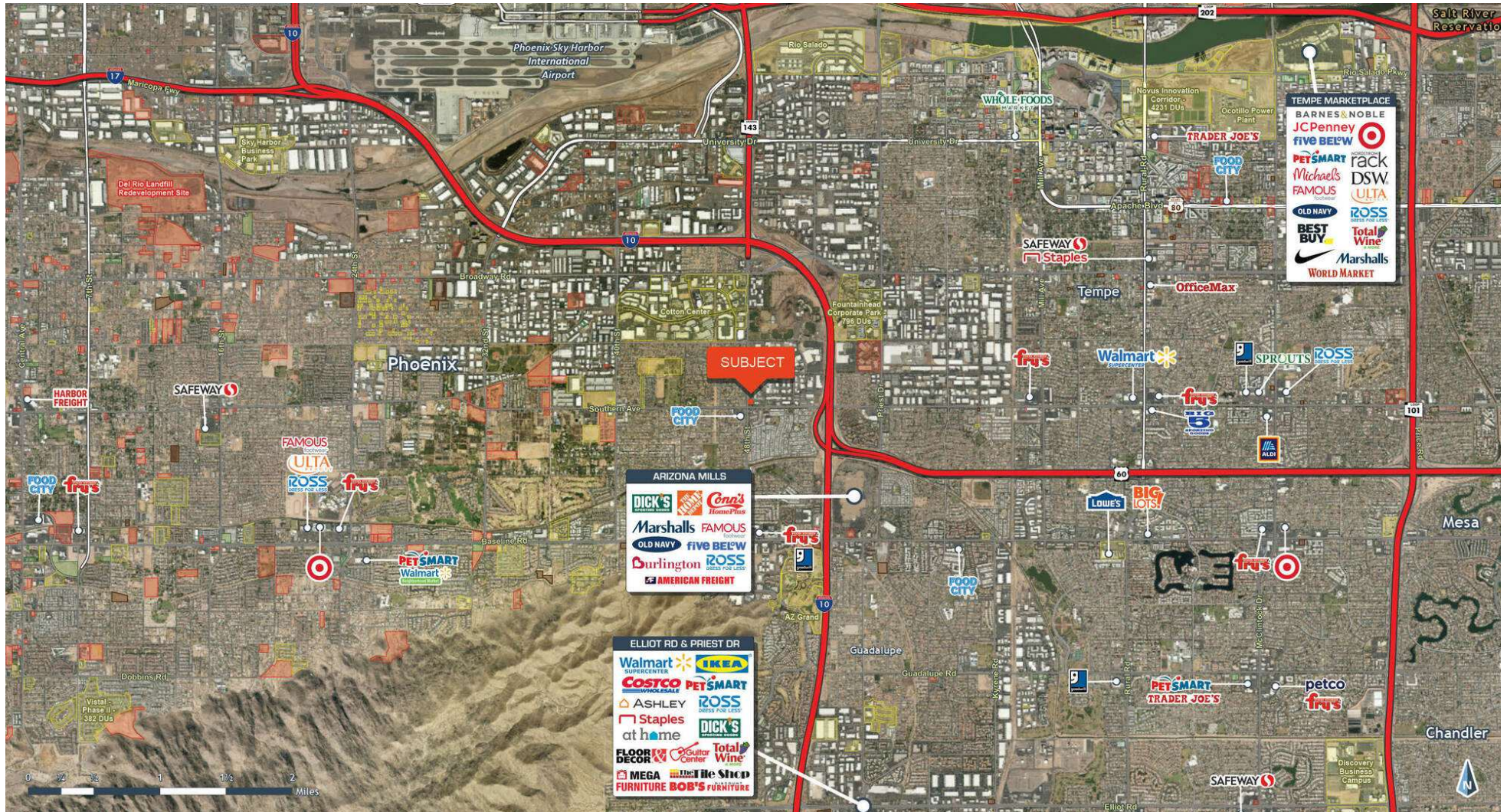
AREA CO-TENANTS



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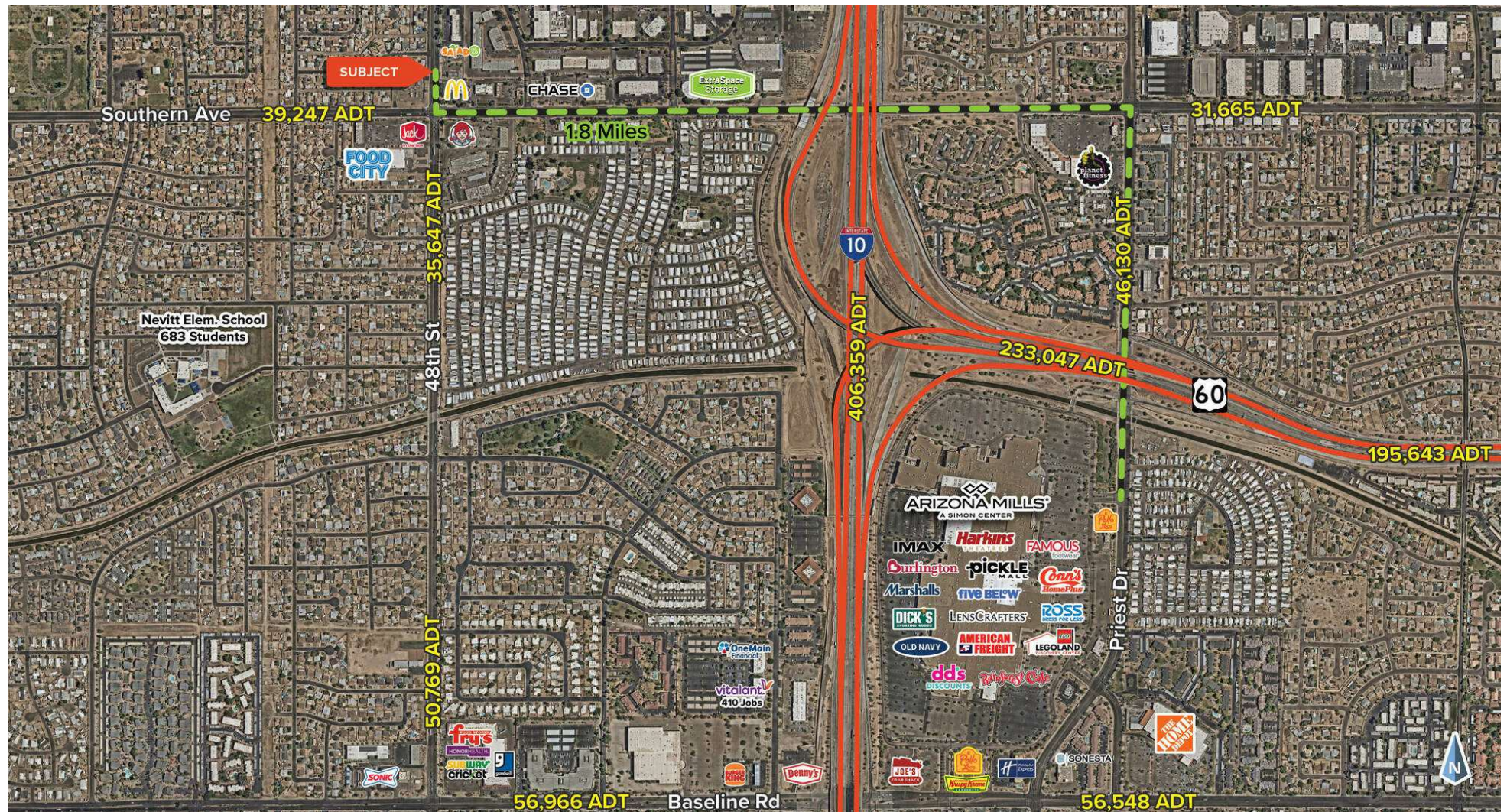
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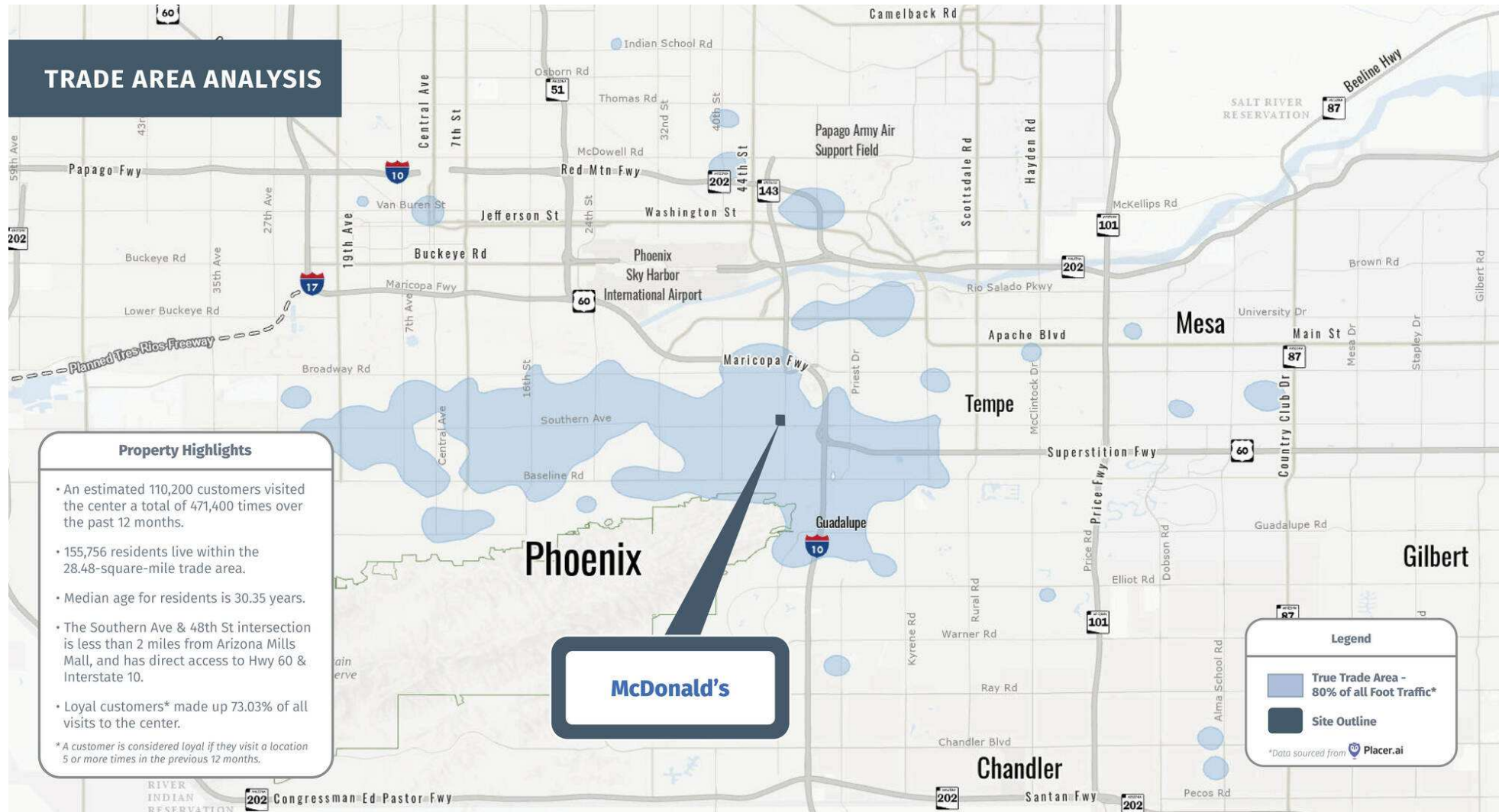
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,351	100,481	290,324
Median Age	34.4	31.8	31.1



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$73,329	\$70,108	\$74,799
Average	\$86,778	\$91,170	\$99,269



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	515	6,108	13,585
Employees	9,654	104,003	235,207
Daytime Population	18,009	156,271	393,683



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	32.2%	47.2%	50.5%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	54.2%	64.3%	66.6%
Services	23.6%	17.7%	16.9%
Blue Collar	22.2%	17.9%	16.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,956	40,868	117,495
Median Home Value	\$263,000	\$408,586	\$435,357

*2024 Demographic data derived from ESRI

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