



3233 South 48th St | Tempe, AZ

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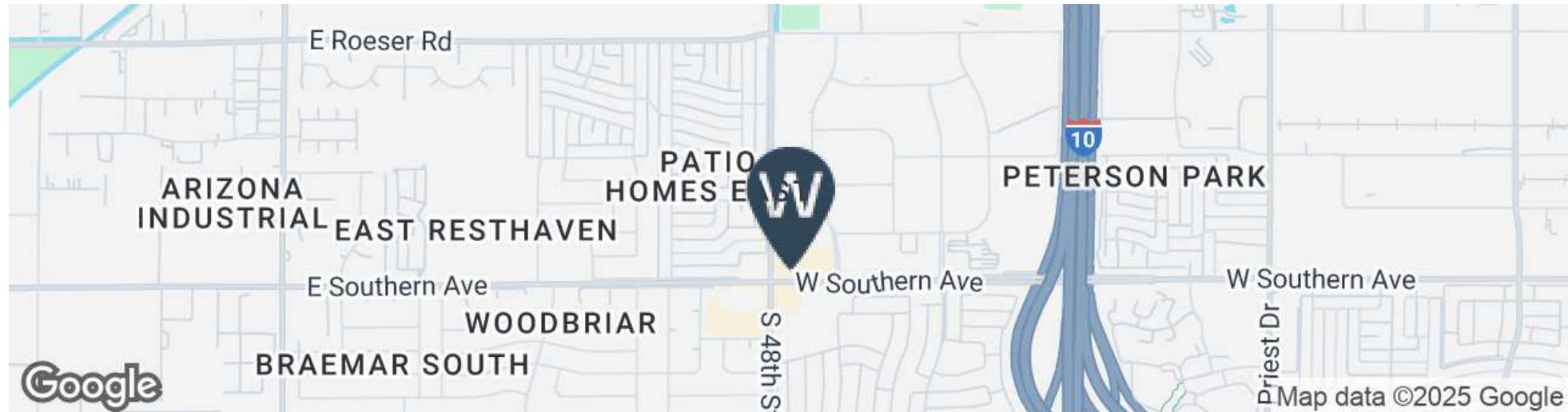


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RETAIL PROPERTY FOR LEASE OR SALE

## 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

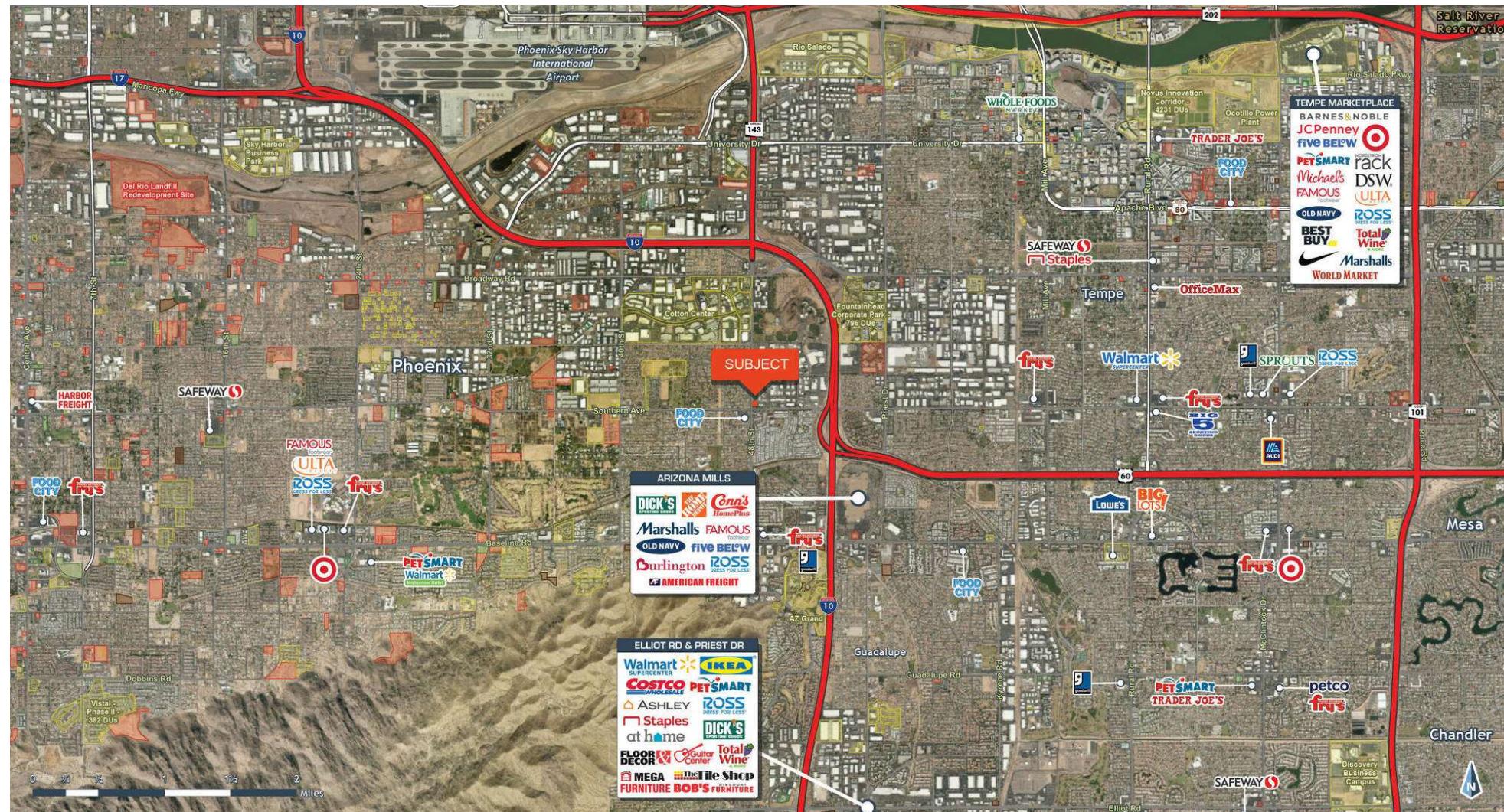


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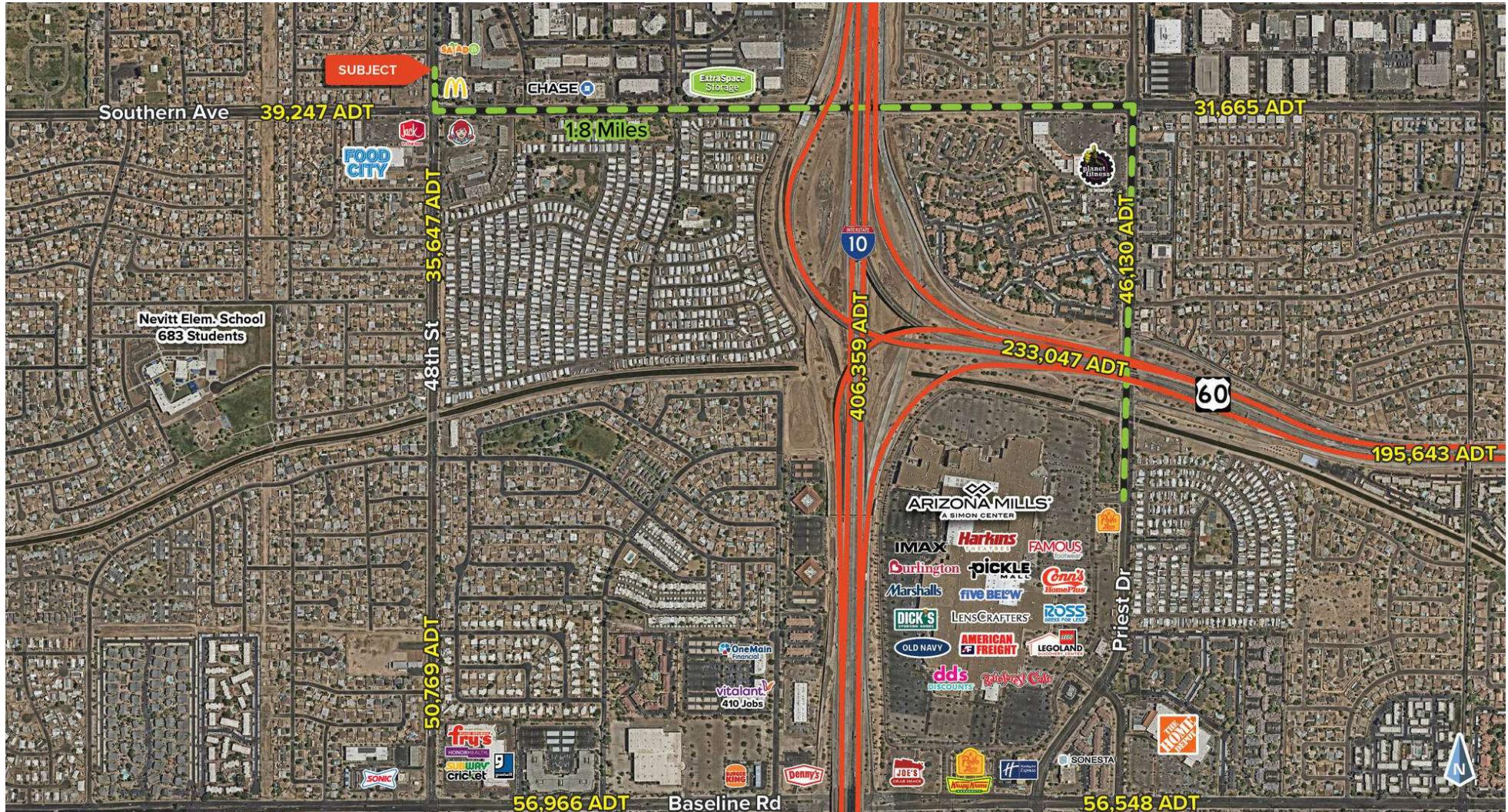
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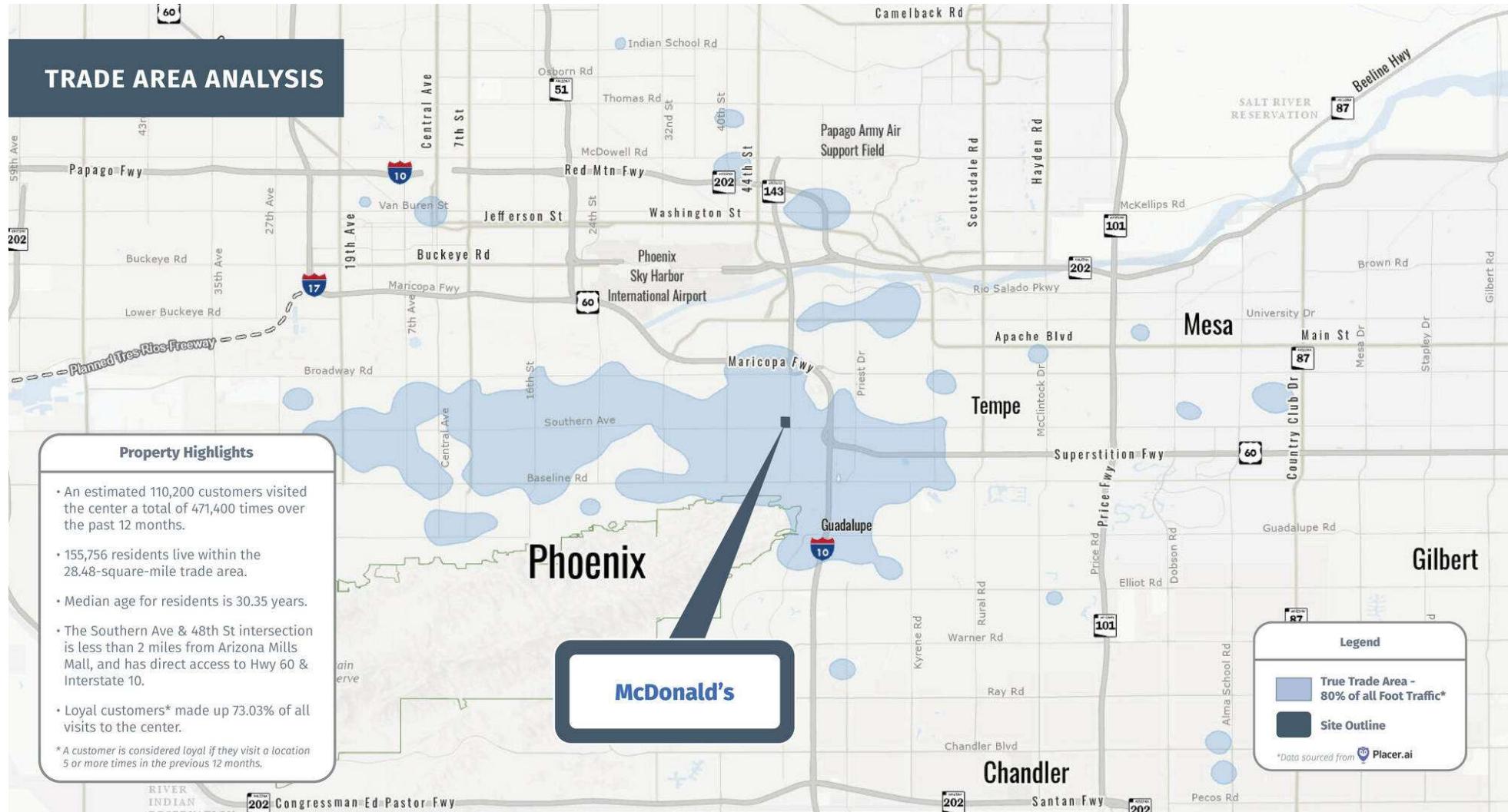
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## DEVELOPMENT OPPORTUNITY ON 48TH ST &amp; SOUTHERN AVE

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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE					
	1 MILE	3 MILES	5 MILES	Median	1 MILE	3 MILES	5 MILES	Total Businesses	1 MILE	3 MILES	5 MILES
Area Total	14,351	100,481	290,324	Median	\$73,329	\$70,108	\$74,799	Total Businesses	515	6,108	13,585
Median Age	34.4	31.8	31.1	Average	\$86,778	\$91,170	\$99,269	Employees	9,654	104,003	235,207
EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS					
Percentage with Degrees	1 MILE	3 MILES	5 MILES	White Collar	54.2%	64.3%	66.6%	Households	4,956	40,868	117,495
	32.2%	47.2%	50.5%	Services	23.6%	17.7%	16.9%	Median Home Value	\$263,000	\$408,586	\$435,357
				Blue Collar	22.2%	17.9%	16.5%				

\*2024 Demographic data derived from ESRI

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