

**FOR SALE OR LEASE**



**4735 EAST  
SOUTHERN AVE**

**±2,676 SF Freestanding Pad Building - For Sale \$1,300,000**  
4735 E Southern Avenue, Phoenix, AZ 85042

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## PROPERTY HIGHLIGHTS

- Formerly occupied by Ace Cash Express
- Outparcel frontage exposed to over 35,000 VPD
- Strong daytime population with over 100,000 residents in a 3-mile radius
- Anchored by Food City, surrounded by major retailers including Fry's, Planet Fitness, Walgreens, & Circle K

# TRADE AERIAL



SOUTHERN AVE. ±30,418 VPD

FOOD CITY

**SUBJECT**

48TH ST ±21,706 VPD

INTERSTATE 10

60



# DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
<b>1 MILE</b>	17,022	\$86,409	6,275
<b>3 MILES</b>	100,895	\$96,869	41,086
<b>5 MILES</b>	286,476	\$105,489	116,113

