

Amherst Plaza

3502 W Greenway Rd., Phoenix, AZ 85068



PROPERTY HIGHLIGHTS

- 5,280 SF Available (former restaurant)
- 1,200 SF Available (former hair salon)
- 2,160 SF Available
- Prominent hard corner location
- Monument signage available on 35th Ave & Greenway Rd
- Lease Rate: \$13 PSF + NNN
- 2025 NNN: \$6.42



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SITE SOURCE

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Suite	Tenant	Suite	Tenant
1-3	AVAILABLE - 5,280 SF (former restaurant)	12	International Market
4-5	Pool Supplies	14	Alpine Clock Shop
6-7	Tropical Treasures	15-16	Veterinarian
8	AVAILABLE - 1,200 SF (former hair salon)	17-19	Greenway Liquor
9	Barber	20	Ottus Diner
10-11	AVAILABLE - 2,160 SF	21	Cricket Wireless

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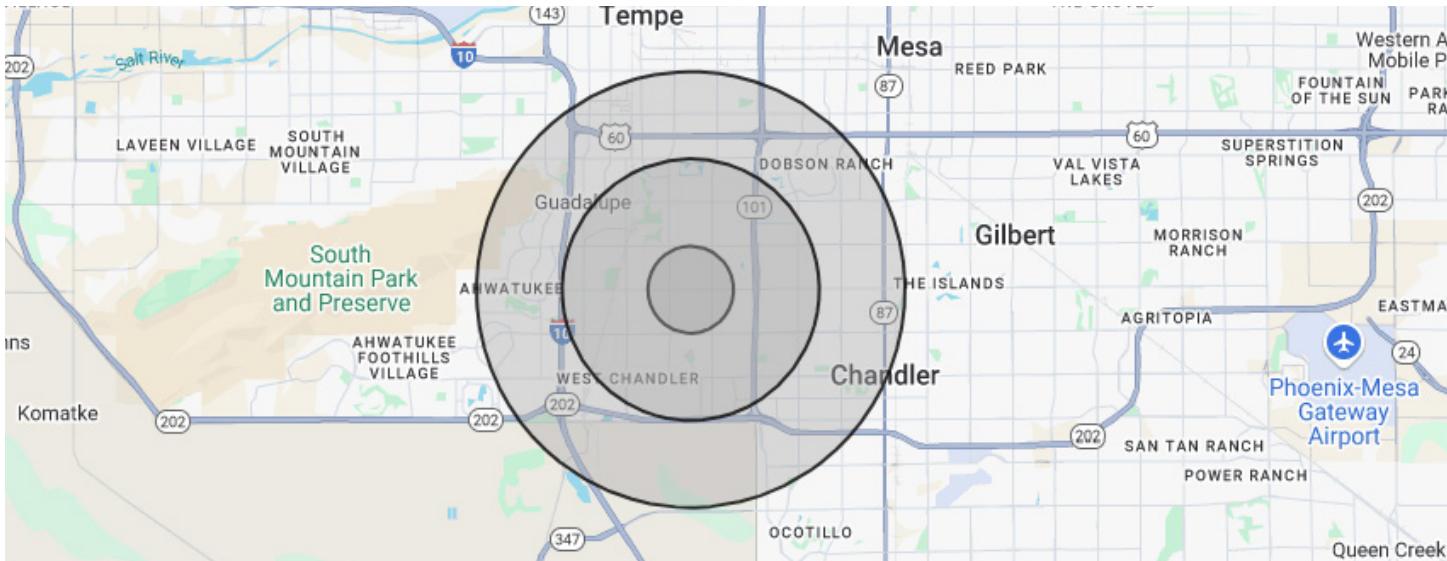
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	16,814	164,550	397,271
Current Year	15,727	152,394	368,499
Growth Current Year - 2029	1.4%	1.6%	1.6%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,115	62,477	151,796
Current Year	5,717	57,723	140,574
Growth Current Year - 2029	1.4%	1.6%	1.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$80,636	\$79,063	\$83,370
Median Household Income	\$62,842	\$62,269	\$65,472

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