



FOR LEASE | RETAIL

6481 S. Rural Rd.

6481 S. Rural Rd. | Tempe, AZ 85283

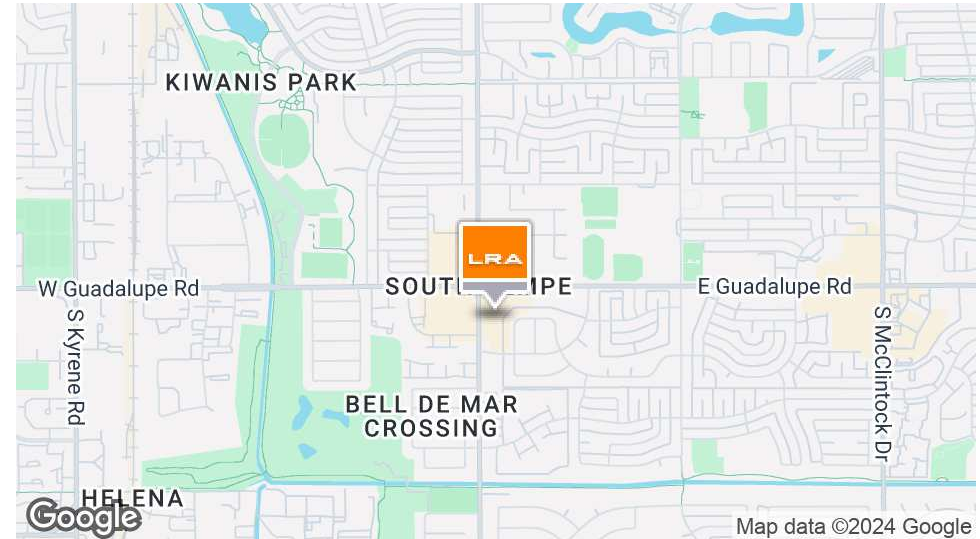
PRESENTED BY:

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## 6481 S. Rural Rd.

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## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/NNN)
Building Size:	26,575 SF
Available SF:	700-1935 SF
Submarket:	South Tempe

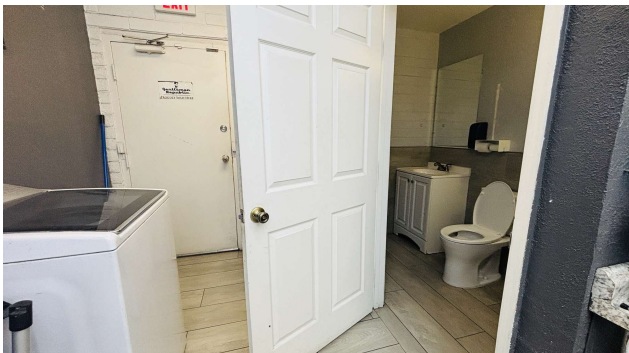
## PROPERTY OVERVIEW

Located in a high-traffic area, this space is currently operating as a barbershop and is in the same bustling parking lot as Dutch Bros Coffee and Bogey's Bar and Grill. With excellent visibility and easy access, this is a prime location in south Tempe. The suite features an open floorplan, two restrooms, a private office and a break area. The space can also be divided, with one suite being 700 SF, and the other 1325 SF.



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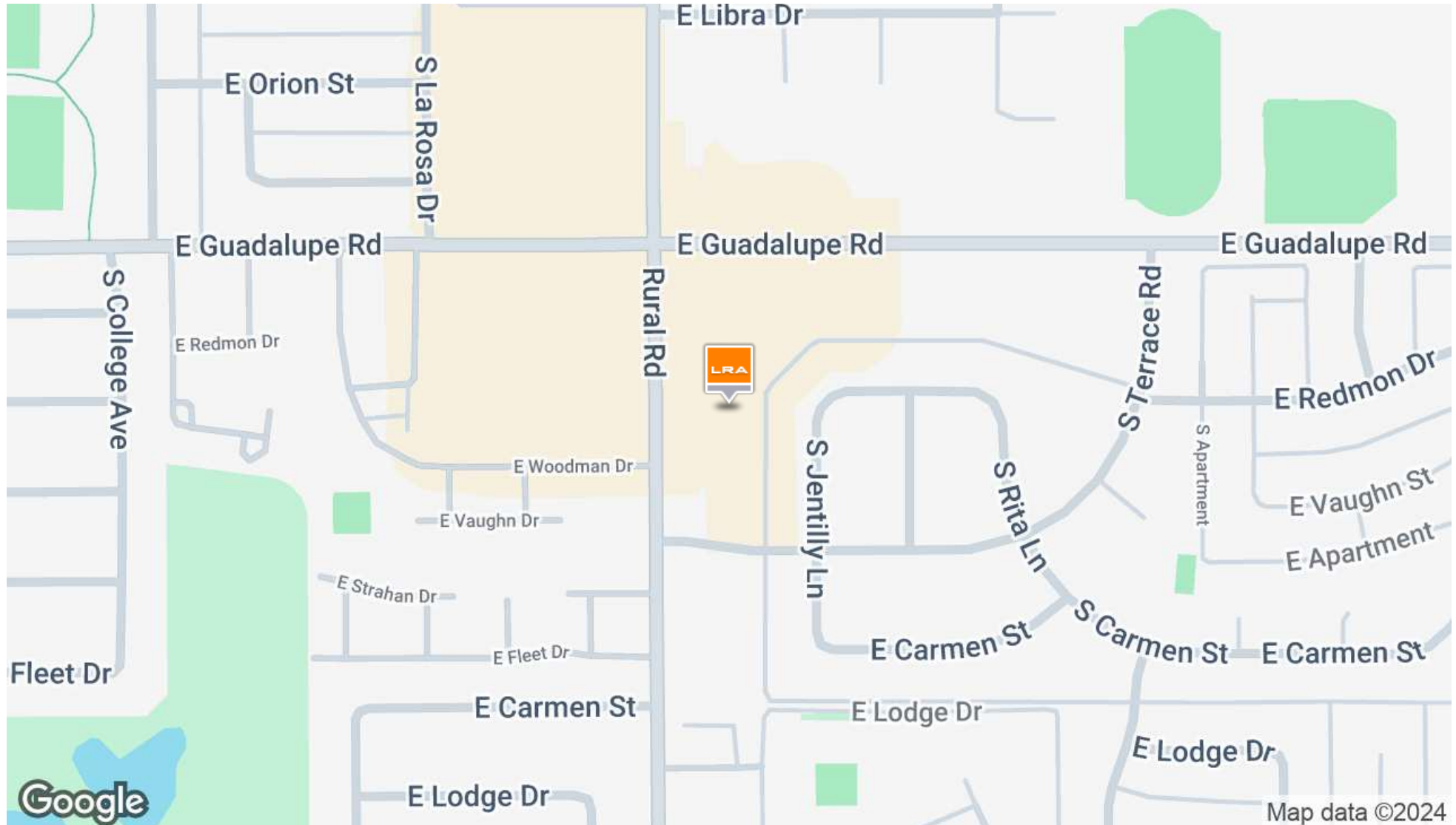




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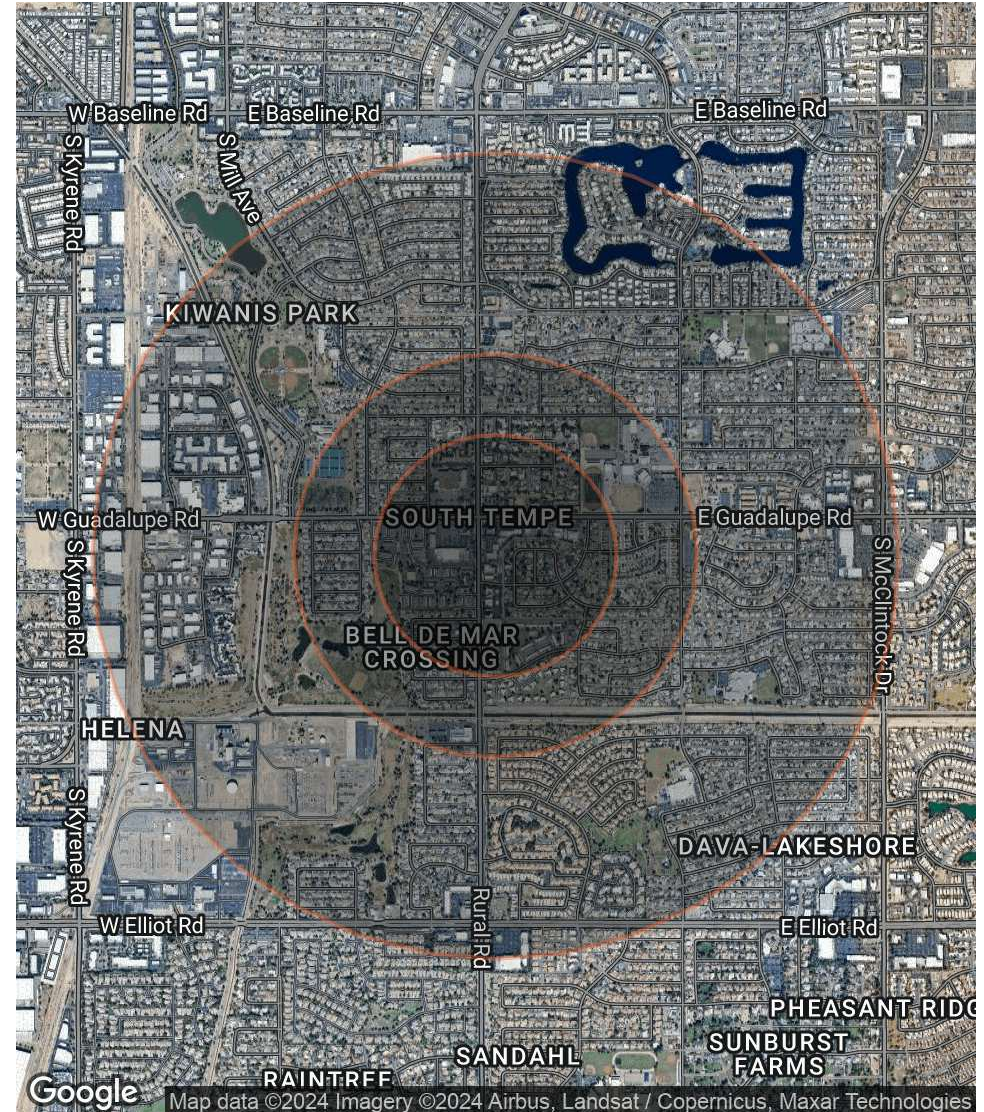
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	936	4,091	12,255
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	413	1,769	5,262
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$91,234	\$96,516	\$109,254
Average House Value	\$421,232	\$435,188	\$492,223

Demographics data derived from AlphaMap





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