



# TATUM BLVD & GREENWAY RD

PHOENIX, AZ

ANCHORED BY SAFEWAY | FORMER RESTAURANT END-CAP FOR LEASE



# site plan overview

AVAILABLE:	±1,625 SF
ADDRESS:	4731 E Greenway Rd Suite 1, Phoenix, AZ 85032
ZONING:	C-1, City of Phoenix
PRICING:	CALL FOR PRICING

## property highlights

- Former restaurant space for lease in Safeway Center
- Frontage along Greenway Rd with 40,000 VPD
- 250,000 people within 5 Miles
- \$100,000 Median Household Income within 5 miles

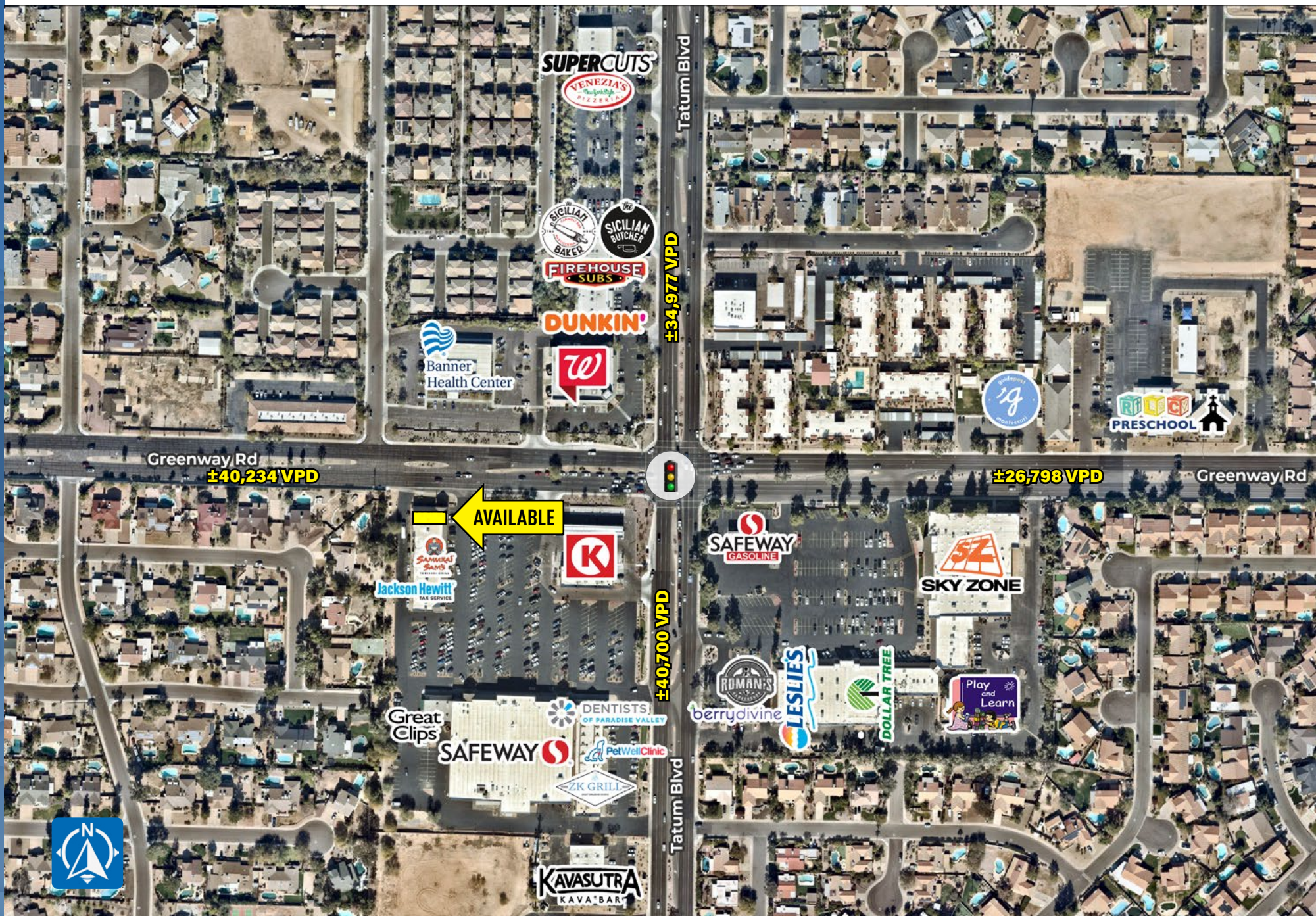
## neighboring tenants



## traffic count ADOT 2024

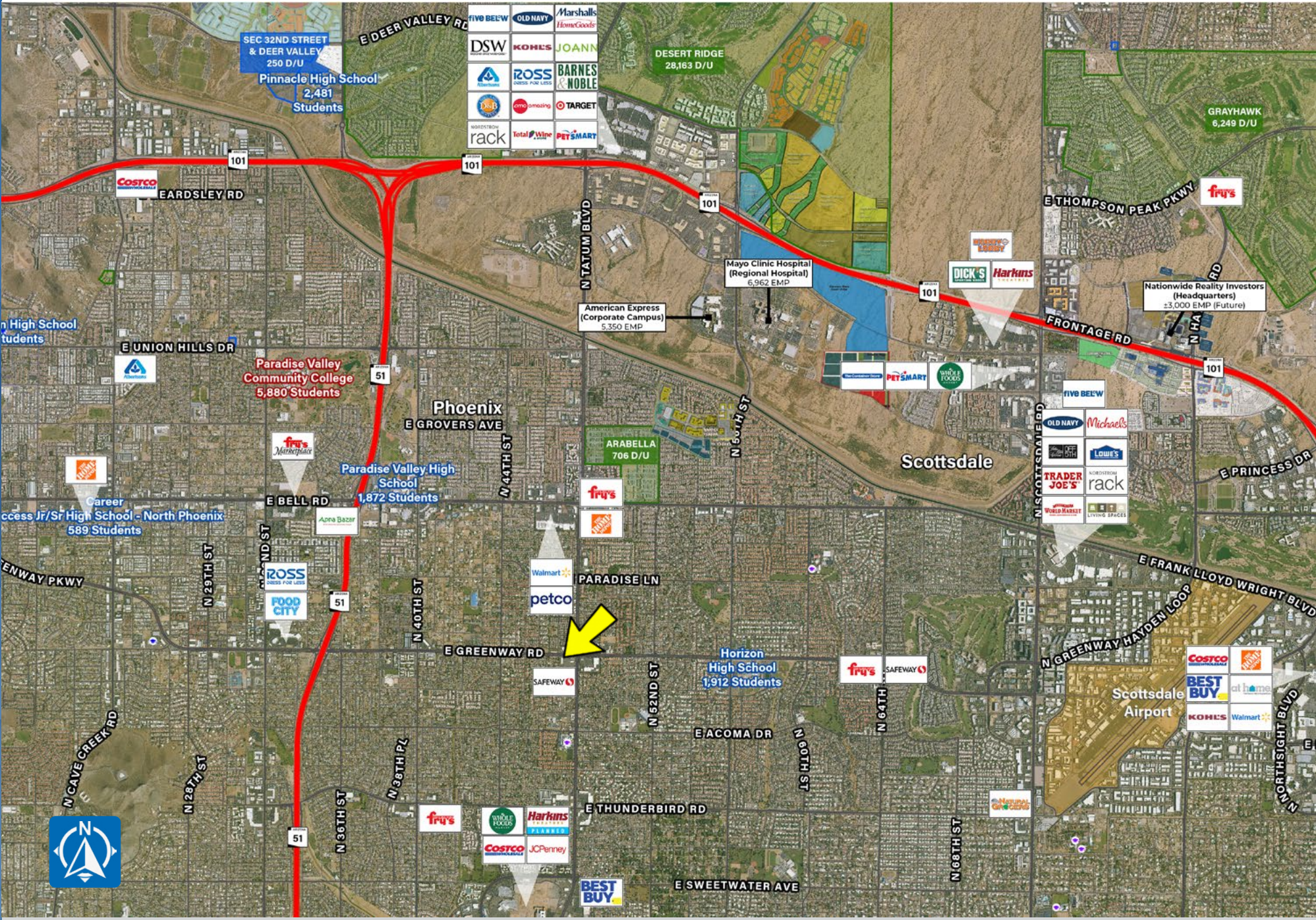
Tatum Blvd		Greenway Rd	
N	±34,977 VPD (NB & SB)	E	±26,798 VPD (EB & WB)
S	±40,700 VPD (NB & SB)	W	±40,234 VPD (EB & WB)







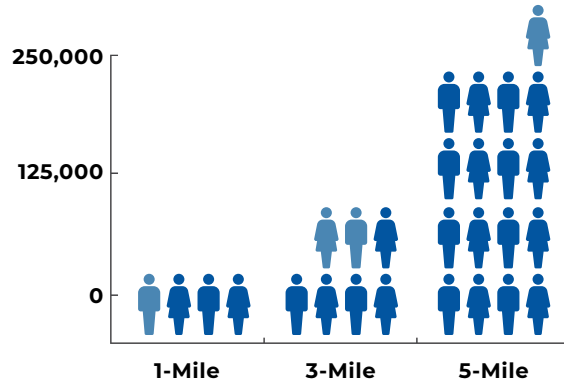
# wide aerial



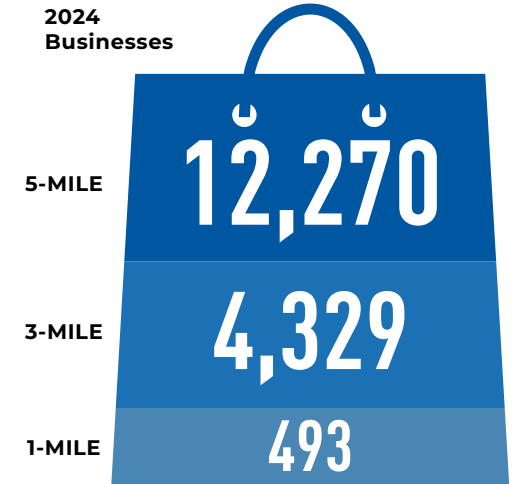
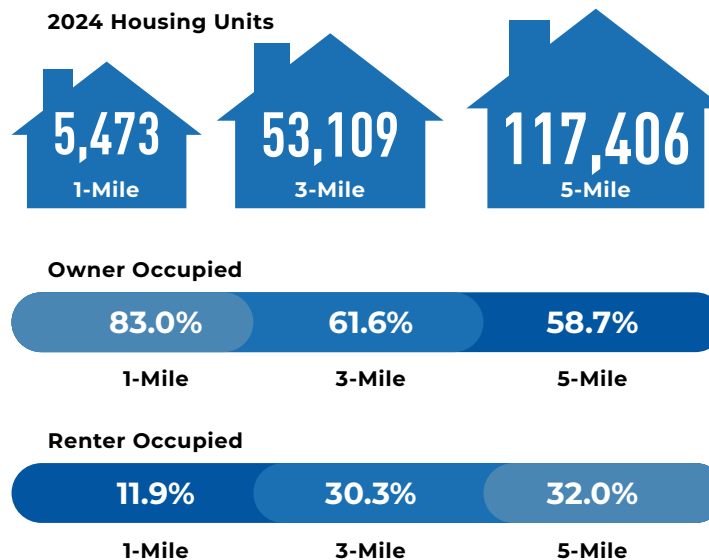
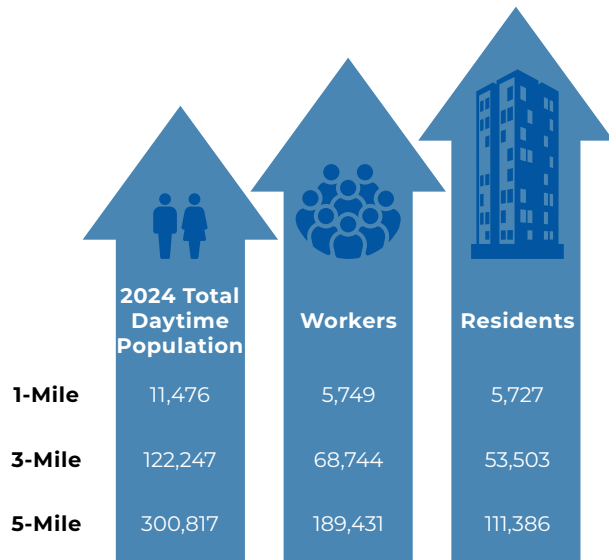
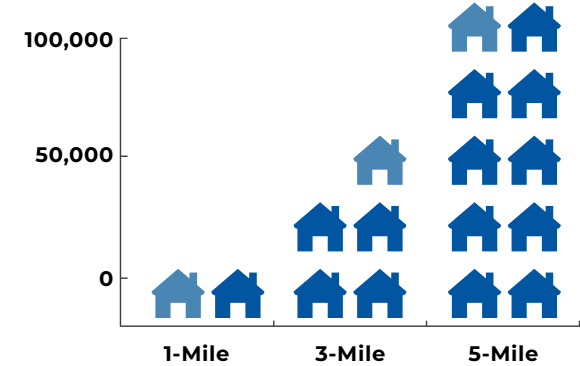


# demographics overview

ESRI 2024



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$123,616	\$167,828	\$66,821
3-Mile	\$99,211	\$134,353	\$55,257
5-Mile	\$100,931	\$141,780	\$60,371





## EXCLUSIVELY LISTED BY

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