

SWC

TATUM BLVD & GREENWAY RD

PHOENIX, AZ

ANCHORED BY SAFEWAY | FORMER RESTAURANT END-CAP FOR LEASE



site plan overview

AVAILABLE: $\pm 1,625$ SF

ADDRESS: 4731 E Greenway Rd Suite 1, Phoenix, AZ 85032

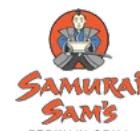
ZONING: C-1, City of Phoenix

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

N $\pm 34,977$ VPD (NB & SB)

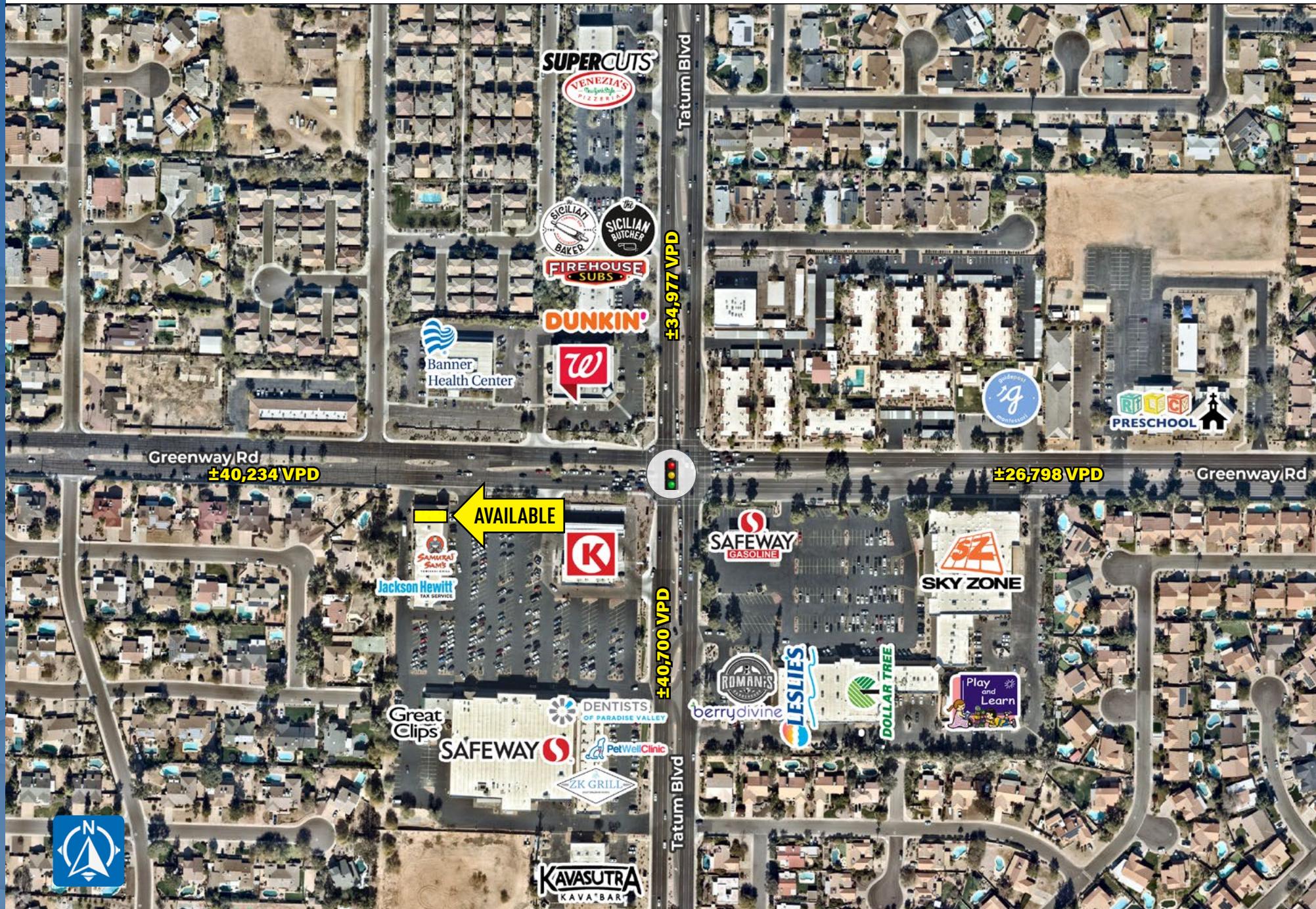
S $\pm 40,700$ VPD (NB & SB)

Greenway Rd

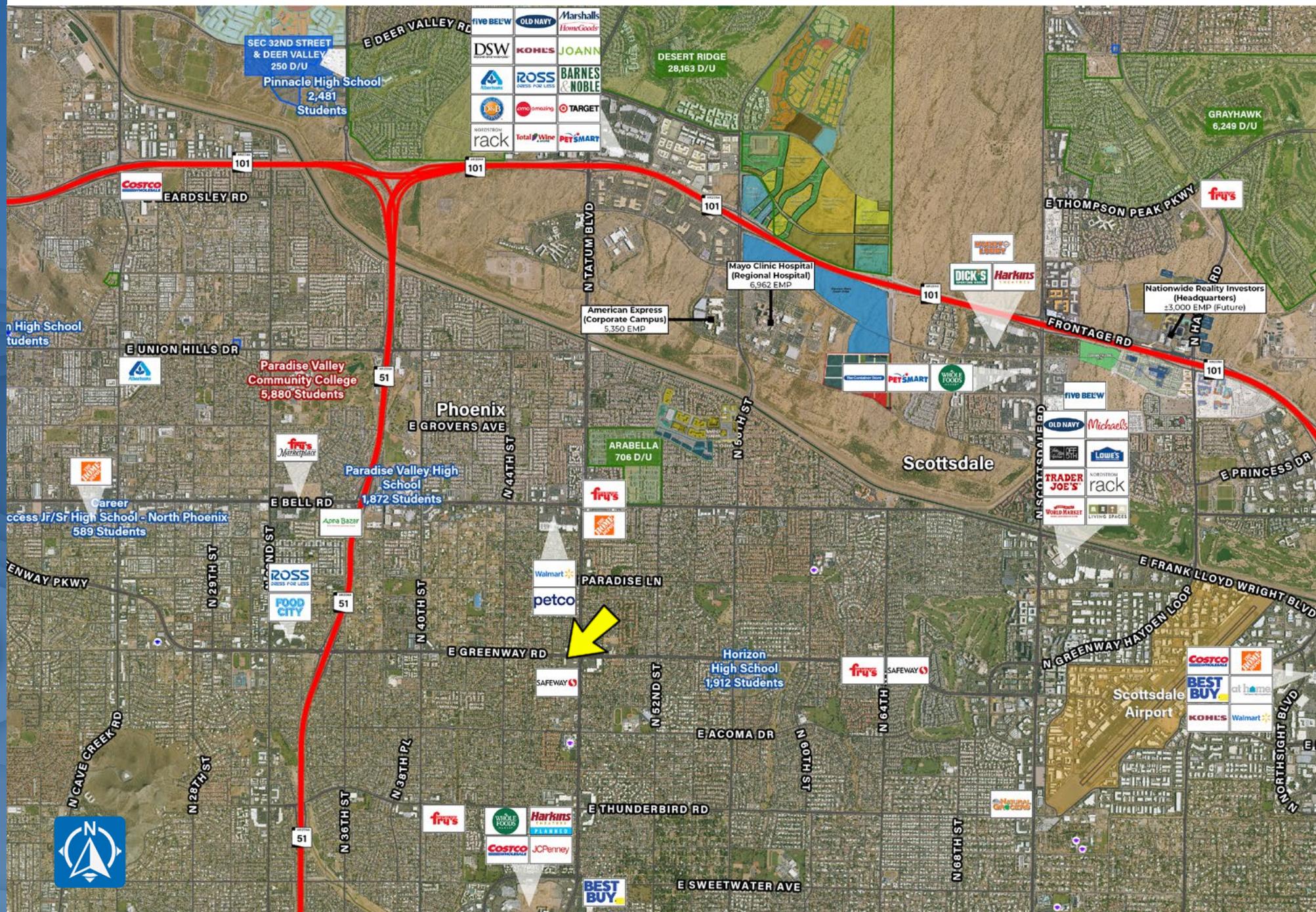
E $\pm 26,798$ VPD (EB & WB)

W $\pm 40,234$ VPD (EB & WB)

zoom aerial

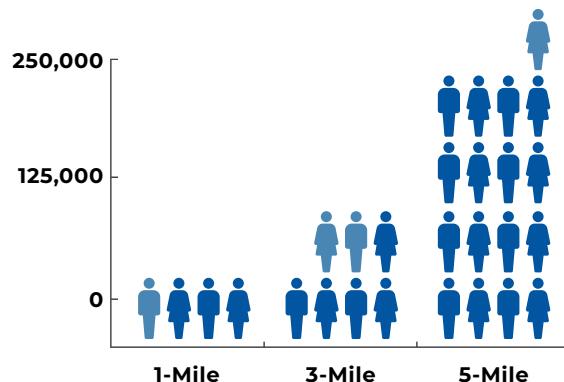


wide aerial



demographics overview

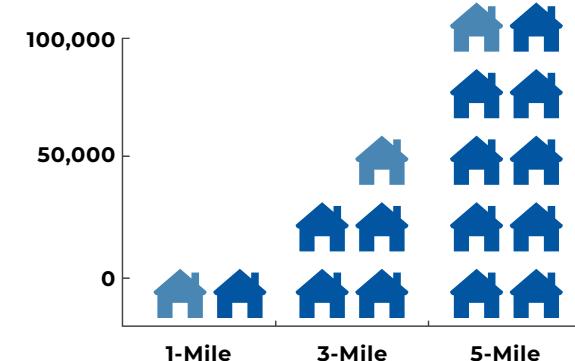
ESRI 2024



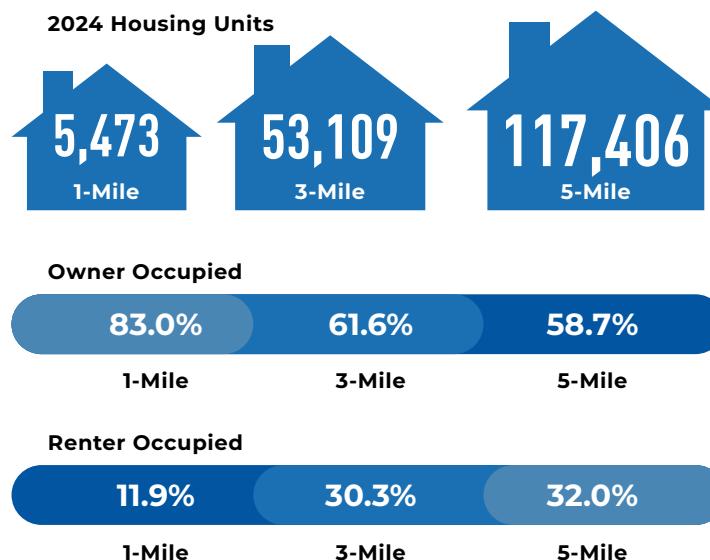
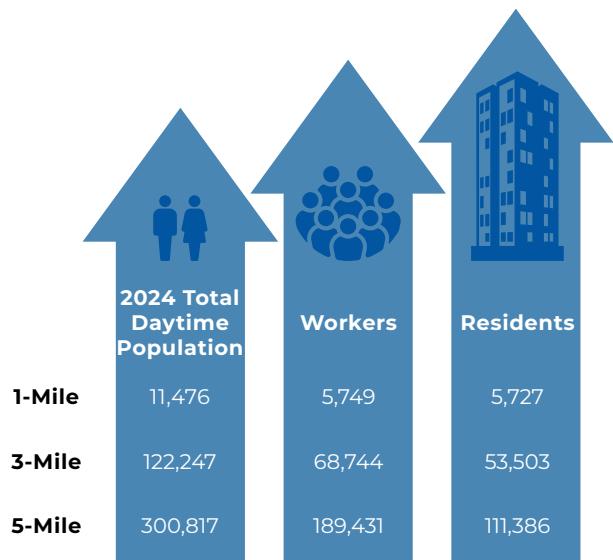
	2024 Total Population	2029 Total Population
	13,057	12,874
	119,357	122,469
	250,258	257,087



Distance	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



	2024 Households	2029 Households
	5,192	5,216
	48,781	51,346
	106,589	111,992





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