

# FOR LEASE CROSSROADS OF TEMPE

315-325 W. ELLIOT RD. & 7707 S. KYRENE RD. | TEMPE, AZ 85281

## PROPERTY INFO

- Hard corner retail
- Excellent signage opportunities
- ±1.5 miles East of I-10
- Daytime population of ±137,315 within 3-mile radius
- Experiences ±55,000 Vehicles/Day

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,811	123,682	13,387
Avg HH Income	\$105,331	\$95,229	\$90,805
No. of Households	5,542	53,851	132,176

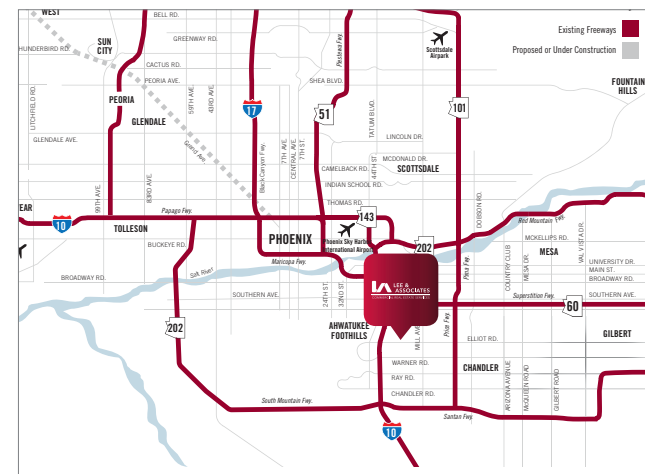


## TRAFFIC COUNTS

Kyrene Road	±22,354 VPD
Elliot Road	±32,548 VPD
	±54,902 VPD

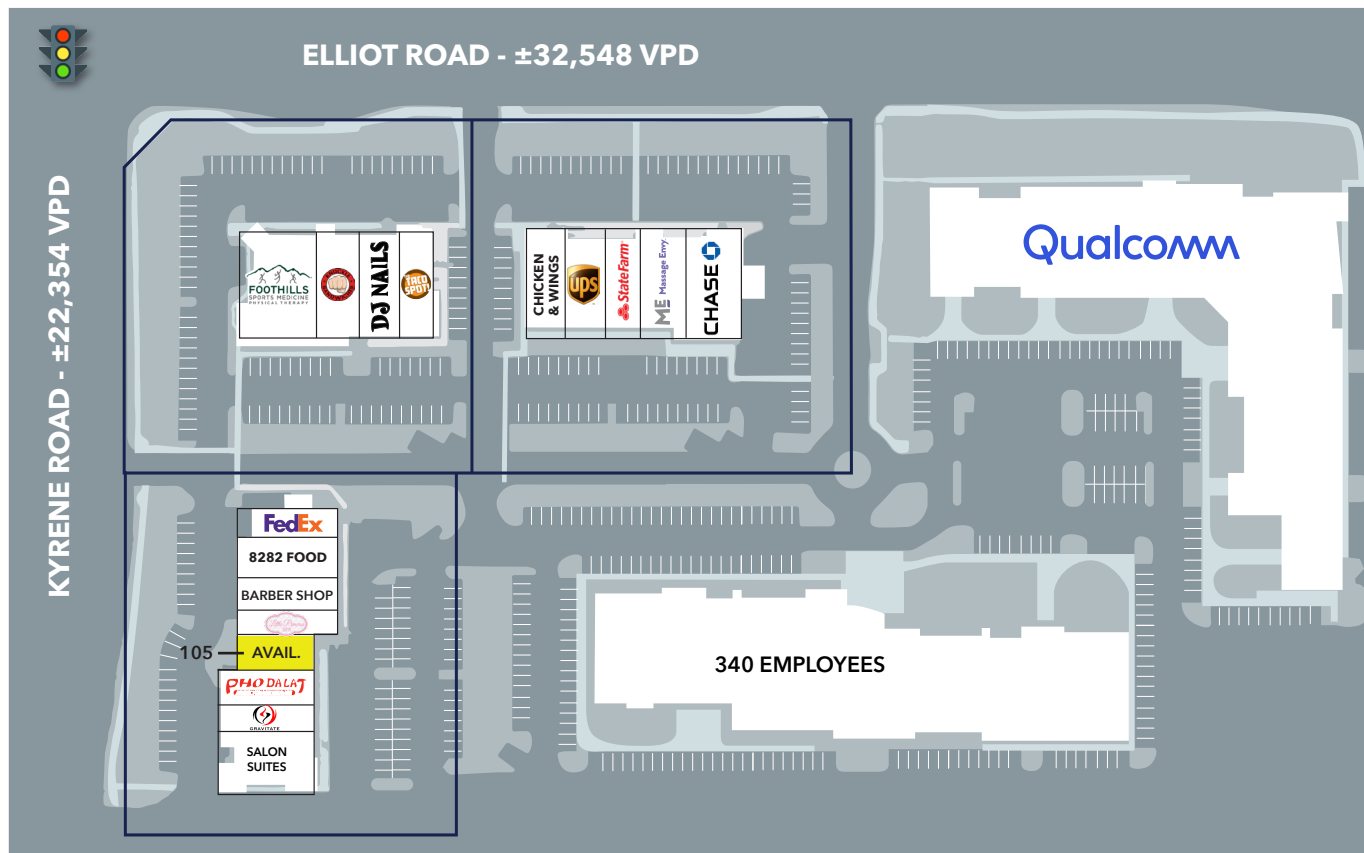
John Esslinger  
jesslinger@leearizona.com  
D 602.385.3797

Sean M. Bishop, CCIM  
sbishop@leearizona.com  
D 602.954.3774



# FOR LEASE CROSSROADS OF TEMPE

315-325 W. ELLIOT RD. & 7707 S. KYRENE RD. | TEMPE, AZ 85281



## AVAILABILITY

7707-105 1,166 SF (Office Buildout)

## NEARBY TENANTS



John Esslinger  
jesslinger@leeearizona.com  
D 602.385.3797

Sean M. Bishop, CCIM  
sbishop@leeearizona.com  
D 602.954.3774

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# FOR LEASE CROSSROADS OF TEMPE

315-325 W. ELLIOT RD. & 7707 S. KYRENE RD. | TEMPE, AZ 85281

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





# FOR LEASE CROSSROADS OF TEMPE

315-325 W. ELLIOT RD. & 7707 S. KYRENE RD. | TEMPE, AZ 85281

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



John Esslinger  
jesslinger@leeearizona.com  
D 602.385.3797

Sean M. Bishop, CCIM  
sbishop@leeearizona.com  
D 602.954.3774

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.