

# 4645 E. BROADWAY RD.

PHOENIX, AZ 85040



## Retail For Lease

Anchor Space Available  
14,050 SF

Shop Space Available  
4,800 SF



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AVAILABLE SPACE 14,050 SF & 4,800 SF

TOTAL CENTER SIZE 34,635 SF

LEASE RATE \$0.00

LEASE TERM Negotiable

YEAR BUILT 2000

PARKING 240 Spaces

EXISTING TENANTS INCLUDE



## LOCATION HIGHLIGHTS



- 31,116 Average Daily Traffic on E. Broadway Road.

- 39,635 Average Daily Traffic on S. 48<sup>th</sup> Street.



1.5 miles from Sky Harbor International Airport and located near I-10, US-60, Loop 202 and SR143 freeways.

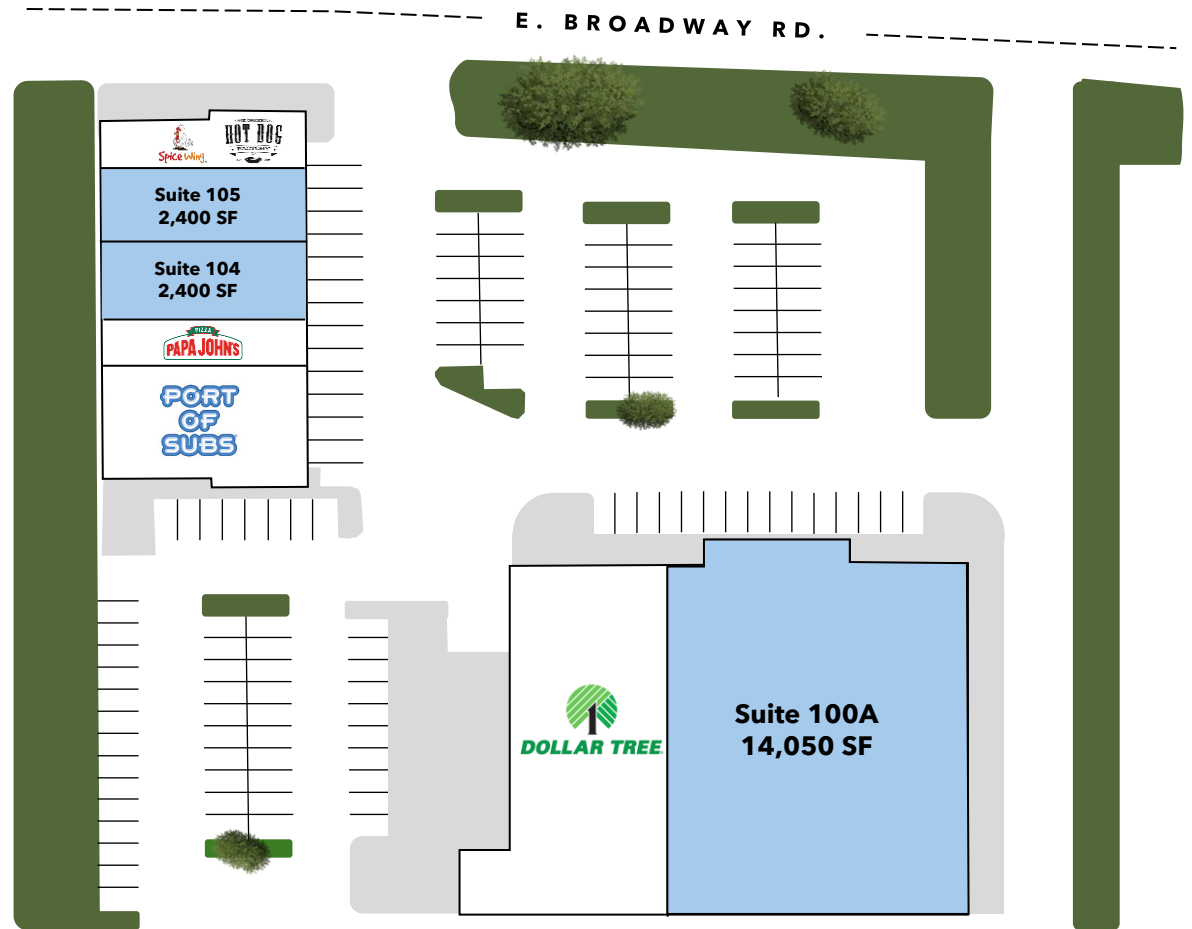


High Daytime Employment with over 100,000 employees in the immediate area.



## SITE MAP & TENANT LIST

Suite	Tenant	SF
<b>100A</b>	<b>AVAILABLE</b>	<b>14,050</b>
100B	Dollar Tree	10,000
101/102	Port of Subs	2,800
103	Papa Johns	1,185
<b>104</b>	<b>AVAILABLE</b>	<b>2,400</b>
<b>105</b>	<b>AVAILABLE</b>	<b>2,400</b>
106	Original Hot Dog Factory & Spice Wing	1,800

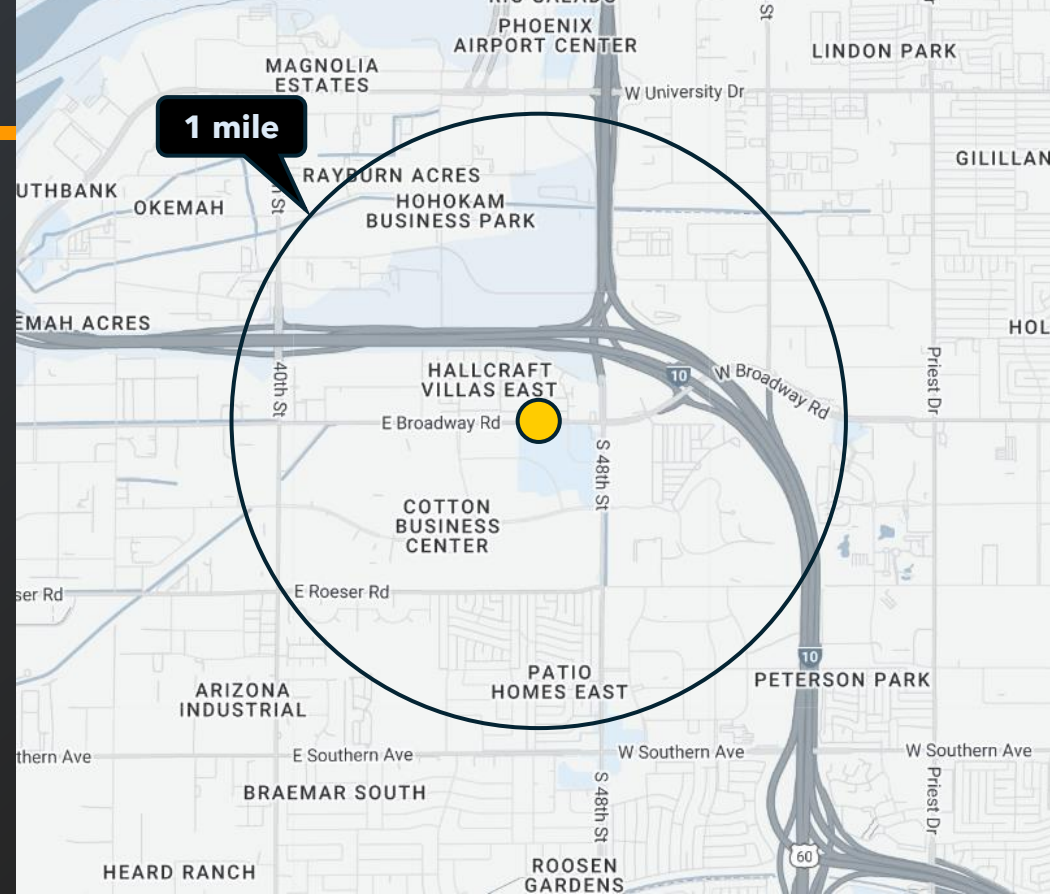




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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 TOTAL POPULATION	5,436	85,103	298,821
2029 POPULATION PROJECTION	5,810	92,194	323,342
2024 HH INCOME	\$70,599	\$74,926	\$79,599





# 4645

E. BROADWAY RD.

S. 48TH ST. | 39,635 CPD



Anchor Space Available  
14,050 SF

Shop Space Available  
4,800 SF

E. BROADWAY RD. | 31,116 CPD





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