



FREESTANDING DRIVE-THRU BUILDING

Northeast Corner of Thomas Rd and Interstate 17
Phoenix Arizona

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VELOCITY
RETAIL GROUP



±2,670 SF FREESTANDING DRIVE-THRU BUILDING



◆ NOW LEASING: ±2,670 SF FREESTANDING DRIVE-THRU BUILDING (FORMER ARBY'S)

Property Highlights

- ±2,670 SF freestanding drive-thru restaurant available, fully built out and ready for another restaurant concept with streamlined permitting.
- Prime infill site at 2402 W Thomas Rd, just west of the I-17/Thomas Rd interchange, with excellent visibility and freeway access.
- 3 curb cuts into the property, with dual ingress/egress via Thomas Rd and full access off 24th St.
- Dense nearby employment and residential base with St. Joseph's Hospital, Metro Tech High School, and 1,040 businesses within minutes.

Traffic Counts

Thomas Rd	25,694 CPD
Interstate 17	23,480 CPD
Total	49,174 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	11,228	184,607	439,921
Estimated Households	4,189	71,037	164,745
Avg Household Income	\$87,037	\$87,246	\$93,388
Daytime Population	10,678	117,028	260,044

Source: SitesUSA

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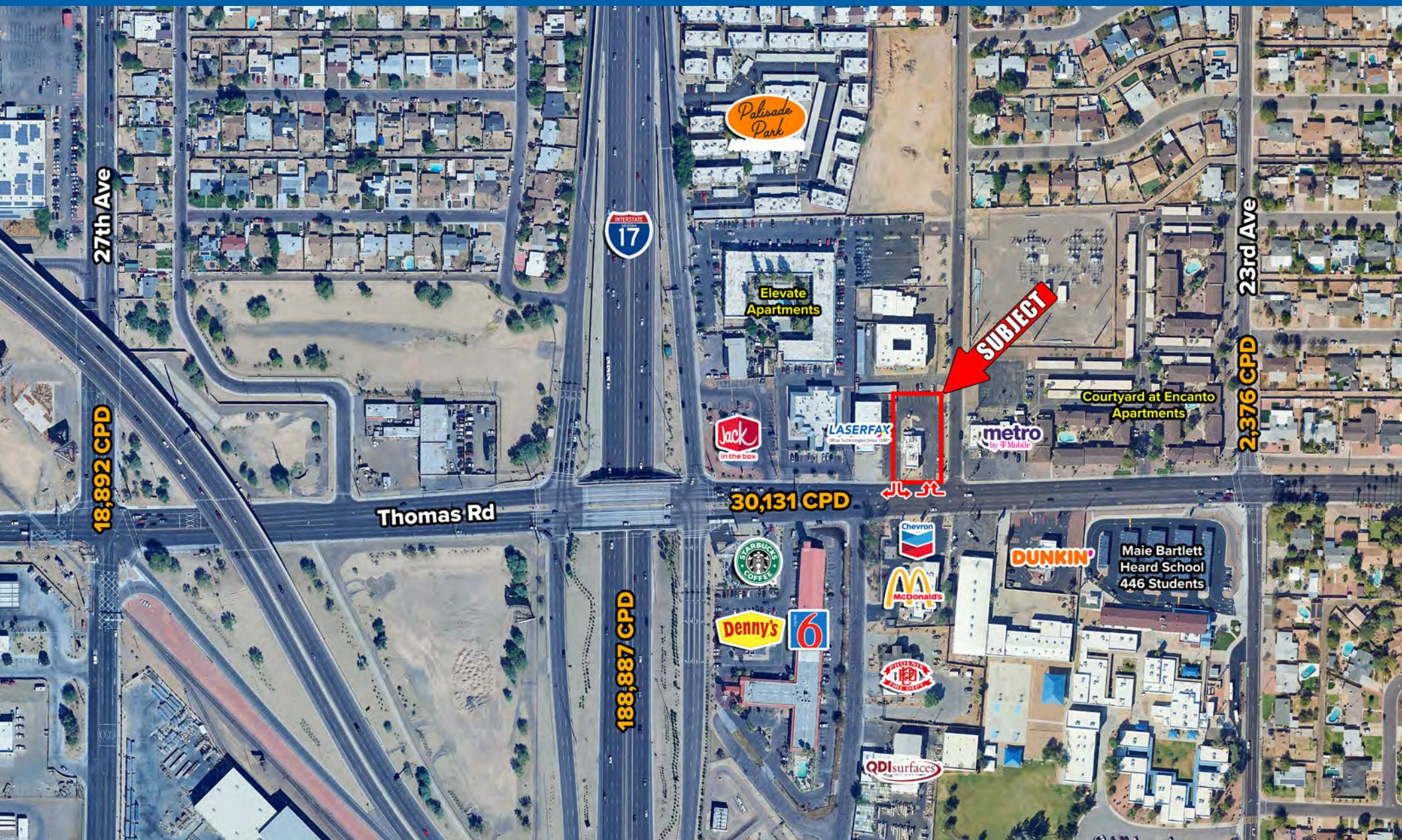
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INTERSECTION AERIAL



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 **VELOCITY**
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FAR AERIAL



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE	1 MILE	3 MILES	5 MILES
 2026 TOTAL POPULATION	11,228	184,607	439,921
 2026 TOTAL HOUSEHOLDS	4,189	71,037	164,745
 MEDIAN HOUSEHOLD INCOME	\$87,037	\$87,246	\$93,388
 2026 MEDIAN HOME VALUE	\$419,376	\$397,757	\$417,403
 2026 TOTAL EMPLOYEES	10,678	117,028	260,044
 2026 TOTAL BUSINESSES	1,040	11,469	24,802



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