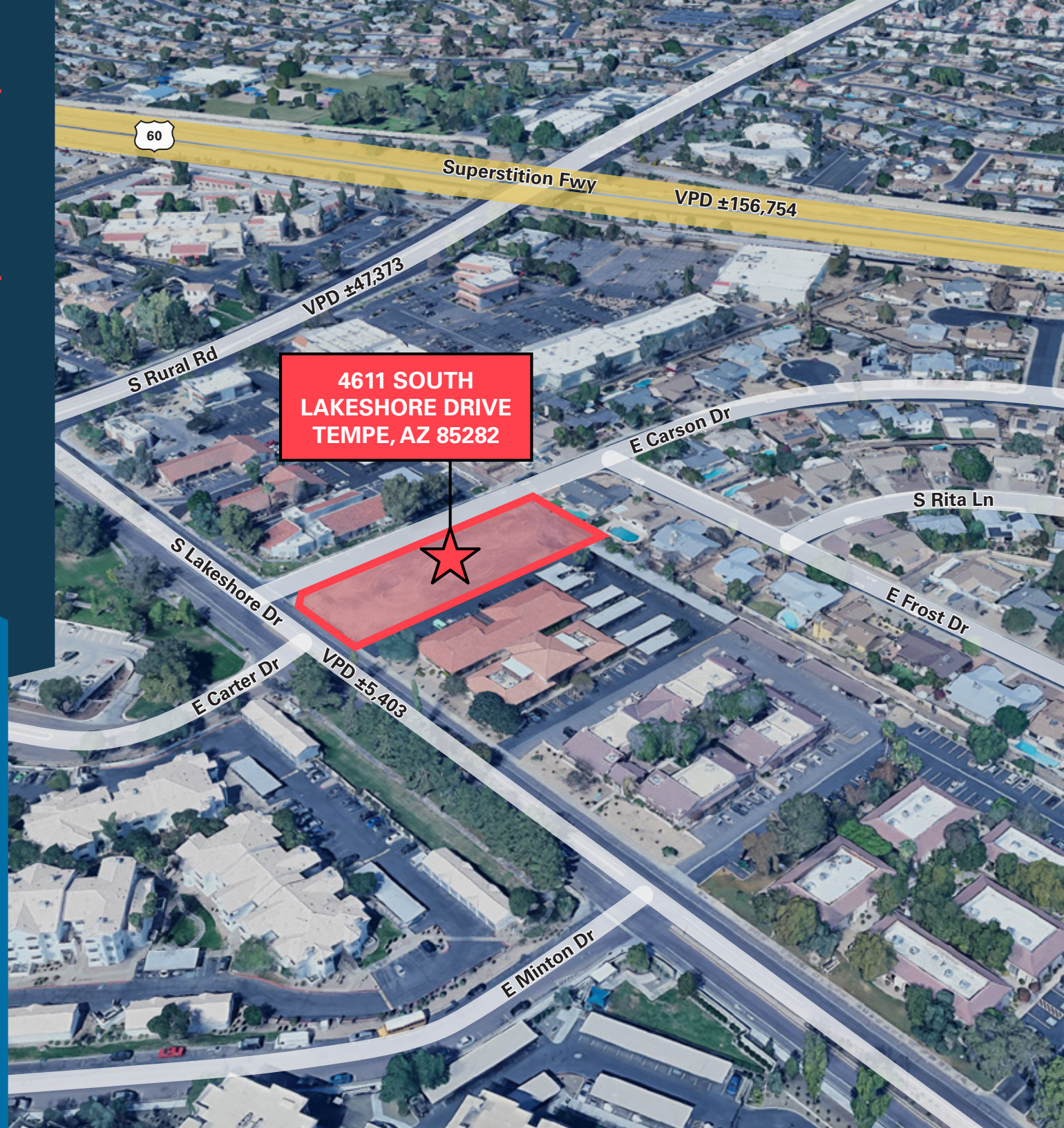


4611 SOUTH LAKESHORE DRIVE

Tempe, AZ 85282

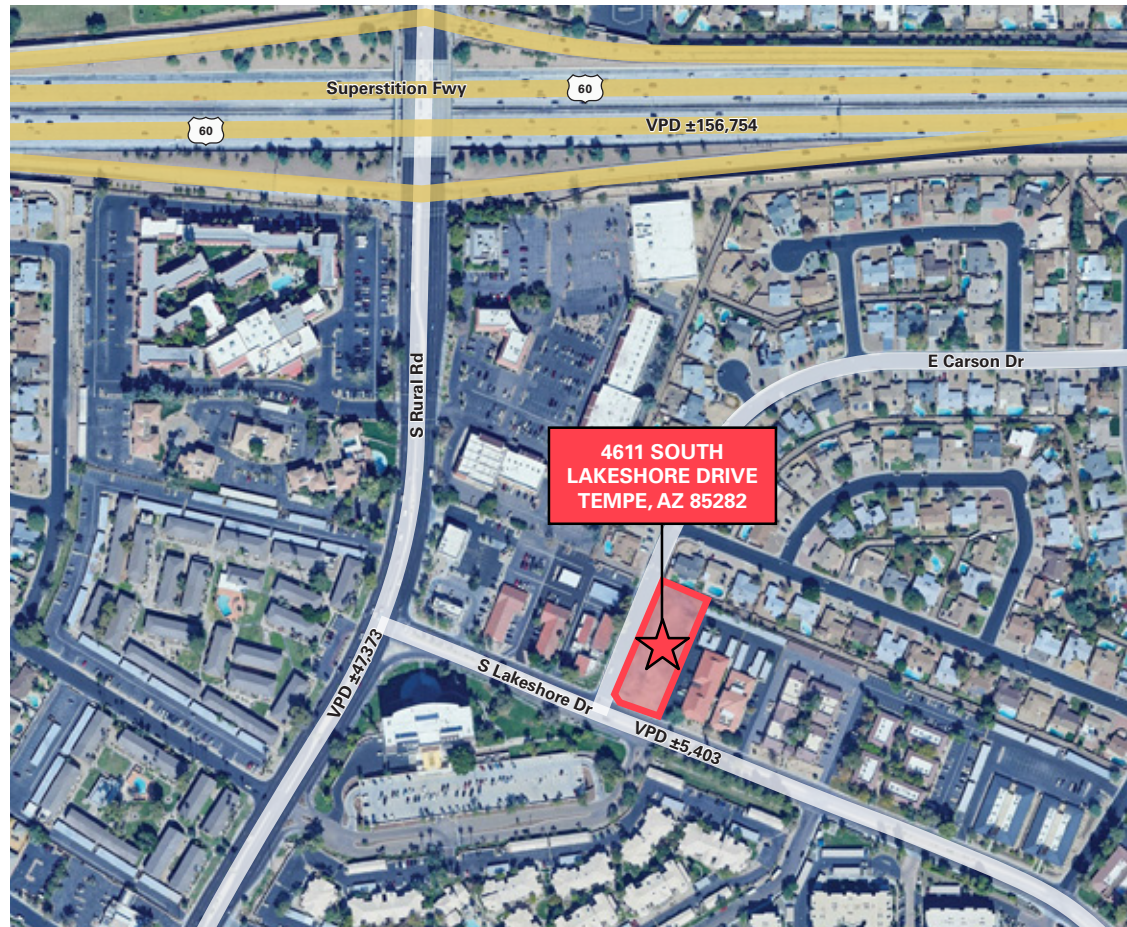
LAND FOR SALE
±34,331 SF

NEWMARK



PROPERTY HIGHLIGHTS:

- Prime location just off of US60 and Rural Road in Tempe.
- Situated just southwest of Downtown Tempe and its famed Mill Avenue Entertainment District.
- In addition to being metro Phoenix's most successful commercial and cultural district, Downtown Tempe also features an abundance of residential towers, parks, event, venues, and recreational options all within a dynamic pedestrian-friendly setting.
- With more than 2.4 million yearly visitors, Tempe Town Lake has had an economic impact of nearly \$2 billion since its inception in 1999.



±34,311 SF

Available

**US 60
& RURAL RD**

Prime Location

133-38-005G

Parcel Number

PCC-2 CITY OF TEMPE

Zoning

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Pricing

±156,754 VPD

Traffic Counts - State 60

±47,373 VPD

Traffic Counts - Rural Road

\$123,556

Average Household Income (1-mile)



	1 MILE	3 MILES	5 MILES
Population	19,158	167,387	375,070
Households	8,259	69,731	159,236
Median Age	35.0	32.0	34.0
Average HH Income	\$123,556	\$115,707	\$119,737

Source: ESRI Business Analyst

4611 SOUTH LAKESHORE DRIVE

Tempe, AZ 85282

KATHLEEN MORGAN

Managing Director

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