

Amherst Plaza

3502 W Greenway Rd., Phoenix, AZ 85068



NWC 35th Ave & Greenway Rd

PROPERTY HIGHLIGHTS

- 5,280 SF former restaurant space available, divisible to 2,700 SF
- Prominent hard corner location
- Monument signage available on 35th Ave & Greenway Rd
- Lease Rate: \$13 PSF + NNN
- 2026 NNN: \$6.65



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SITE SOURCE
RETAIL BROKER NETWORK

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Suite	Tenant
1-3	AVAILABLE - 5,280 SF (former restaurant, divisible)

4-5	Pool Supplies
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6-7	Tropical Treasures
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8	K-Dream Boutique
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9	Barber
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10-11	Feline Purradise
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Suite	Tenant
12	International Market

14	Alpine Clock Shop
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15-16	Veterinarian
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17-19	Greenway Liquor
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20	Ottus Diner
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21	Cricket Wireless
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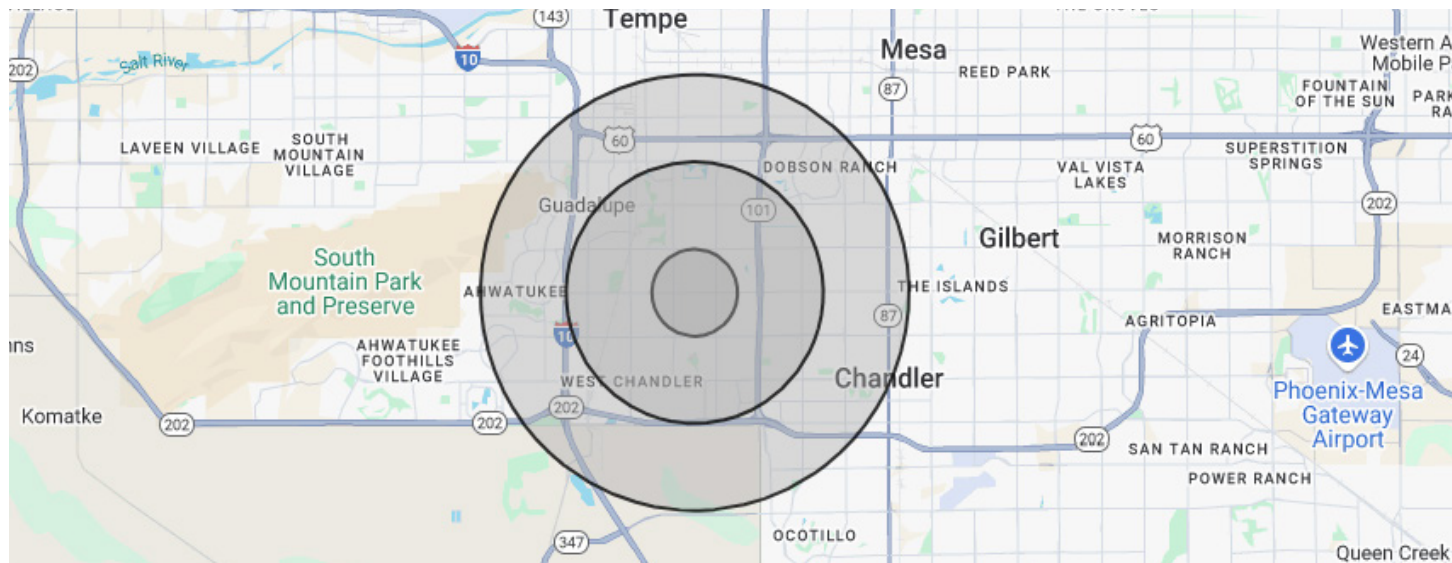
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	16,814	164,550	397,271
Current Year	15,727	152,394	368,499
Growth Current Year - 2029	1.4%	1.6%	1.6%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,115	62,477	151,796
Current Year	5,717	57,723	140,574
Growth Current Year - 2029	1.4%	1.6%	1.6%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$80,636	\$79,063	\$83,370
Median Household Income	\$62,842	\$62,269	\$65,472

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