



FOR LEASE

2534 E GREENWAY RD
PHOENIX, AZ 85032

SUITES 110 & 114

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES

MATT LEONARD
PARTNER
mleonard@levrose.com
602.369.7127

PROPERTY DETAILS

PROPERTY TYPE	Retail/Office
LEASE RATE	\$12.00/SF/YR NNN
2026 NNN's	±\$5.11/SF/YR
AVAILABLE SF	Suite 110: ±1,559 RSF Suite 114: ±1,480 RSF Up to ±3,039 RSF Contiguous
BUILDING SIZE	±12,138 RSF
ZONING	C-2
PARKING	56 Total Spaces; 4.61/1,000 RSF



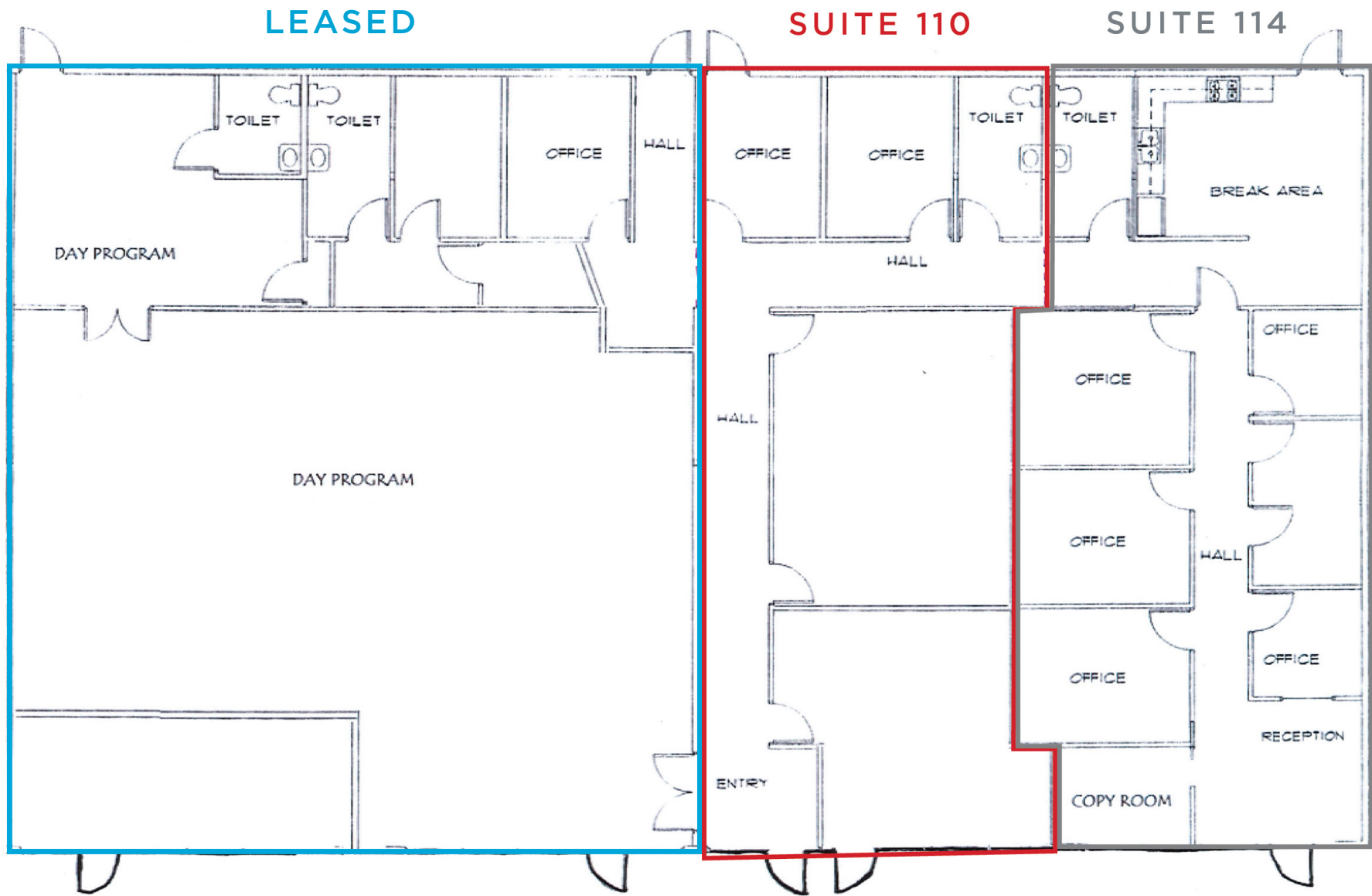
PROPERTY HIGHLIGHTS

- Approximately a Mile West of SR-51
- Multiple Suite Sizes Available
- Parking Ratio of 4.61/1,000 SF
- Building and Monument Signage Available
- In Close Proximity to Retail Amenities
Such as Greenway Park Plaza & Tatum
Retail Shops





FLOOR PLAN

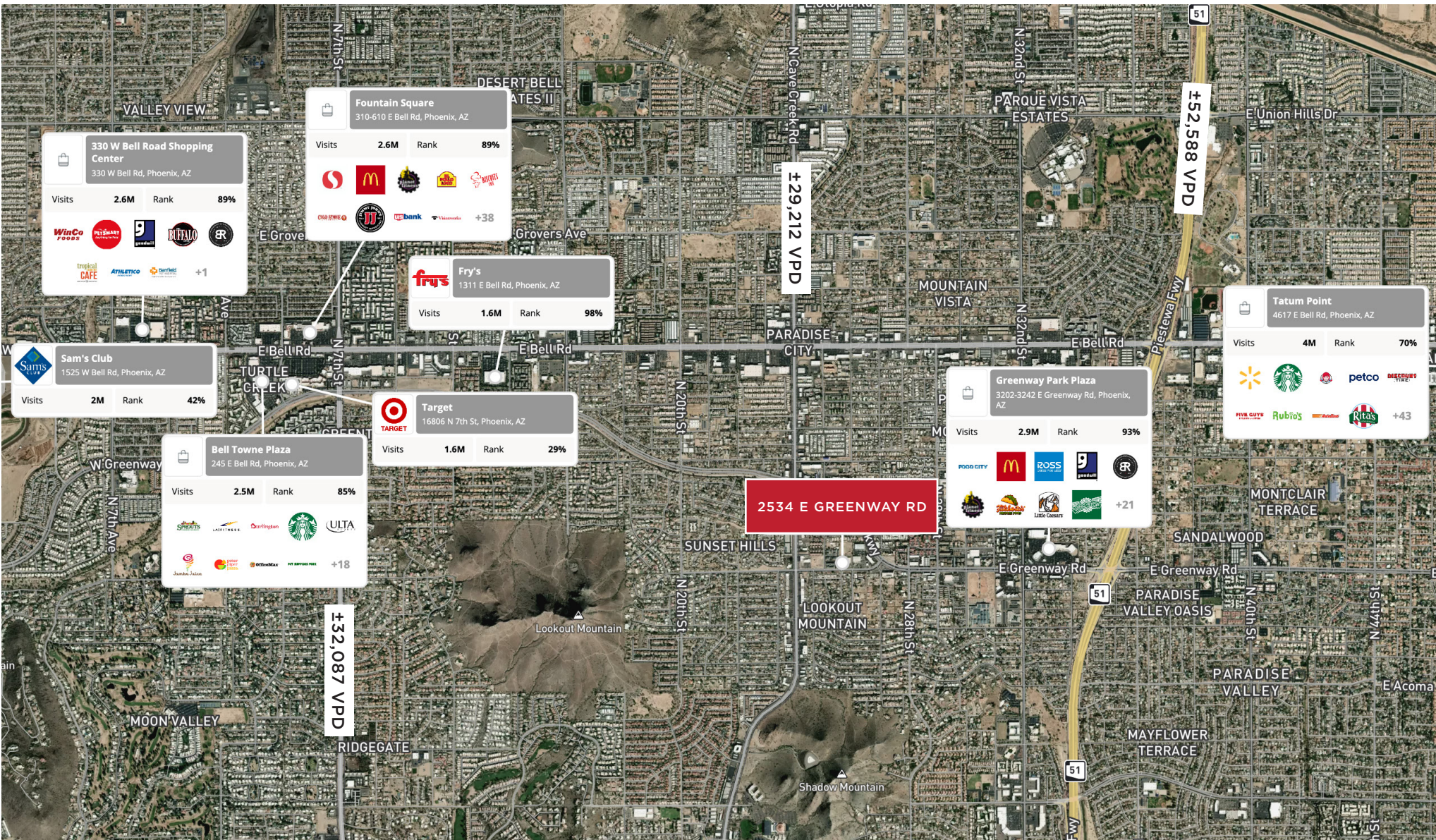


AERIAL OVERVIEW

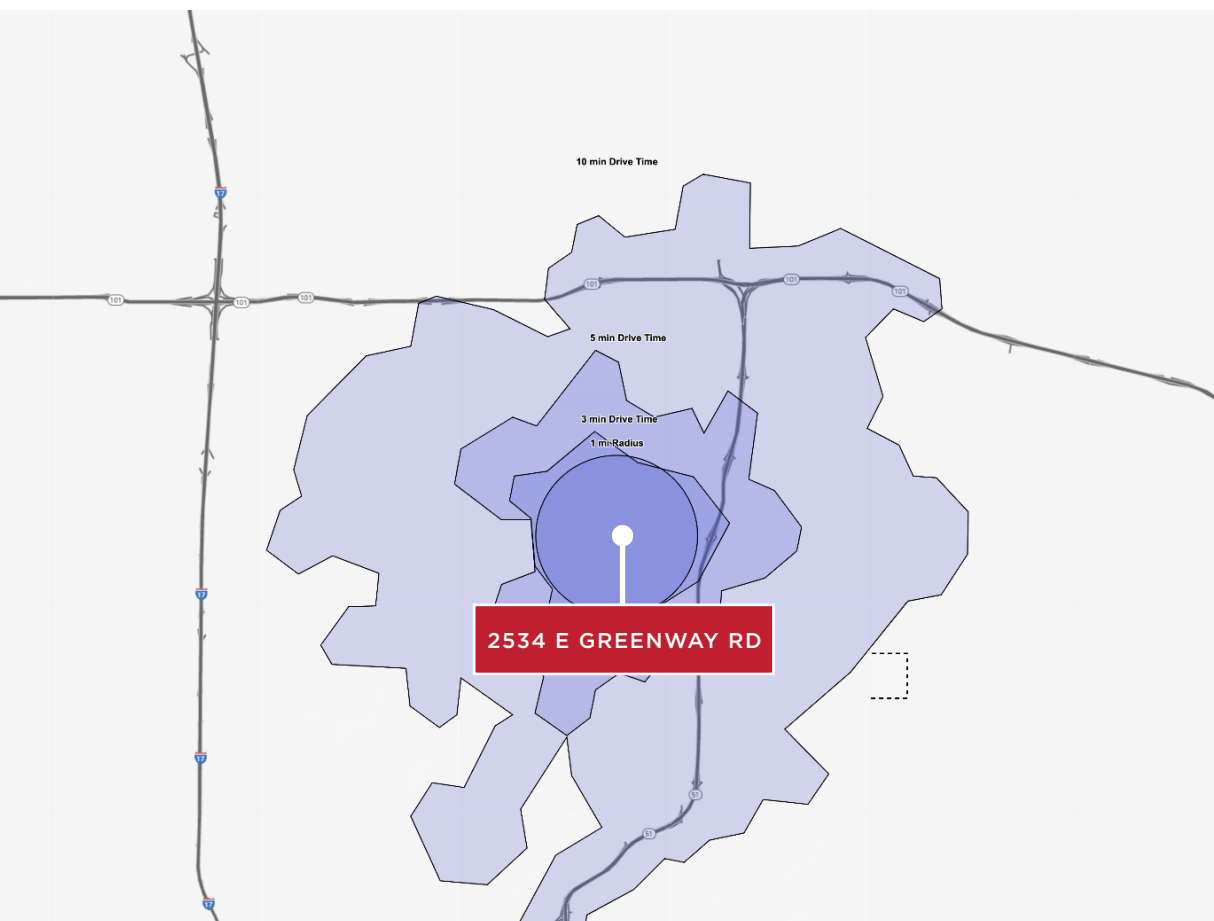


AERIAL OVERVIEW

TOP 10 PROPERTIES BASED ON VISITS



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	21,448	142,137	311,809
2030	22,102	146,523	323,195

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	7,717	59,260	128,211
2030	7,954	61,154	133,131

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$84,017	\$105,638	\$112,961

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$410,773	\$459,933	\$489,903

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	4,155	33,427	97,805

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	853	5,418	13,629

PHOENIX

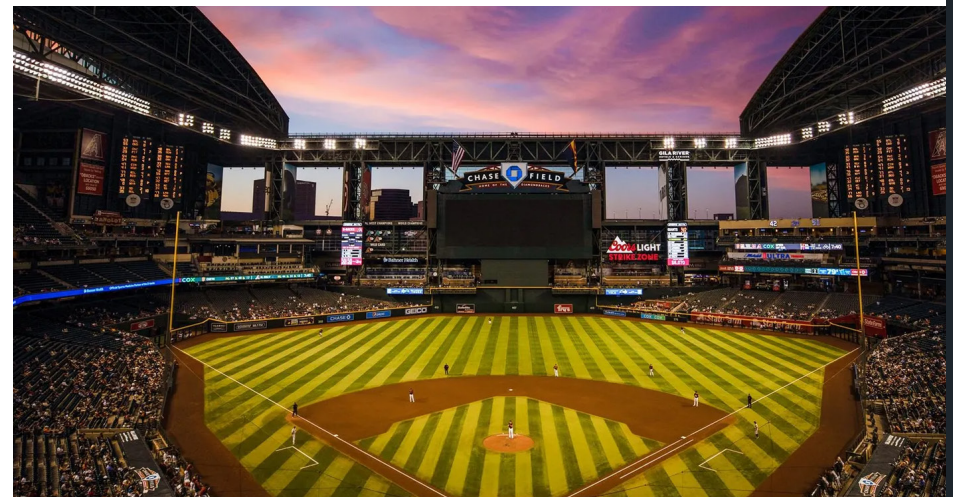
CITY OVERVIEW

COMMUNITY & LIFESTYLE

Phoenix is one of the fastest-growing major metropolitan areas in the United States and serves as the economic center of the Southwest. With more than 5 million residents in the greater metro area, Phoenix supports a diverse economy driven by logistics, advanced manufacturing, healthcare, aerospace, and technology. The region's business-friendly environment and continued population growth make it an attractive destination for companies and investors.

BUSINESS & GROWTH

Phoenix offers excellent regional connectivity through a robust freeway system and proximity to major western markets. The city is served by Phoenix Sky Harbor International Airport and major transportation corridors including I-10, I-17, and Loop 202, making it a strategic location for industrial and commercial users seeking efficient distribution and accessibility.



LEVROSE

COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

MATT LEONARD
PARTNER
mleonard@levrose.com
602.369.7127

WWW.LEVROSE.COM