

FOR LEASE OR GROUND LEASE



**4735 EAST
SOUTHERN AVE**

±2,676 SF Freestanding Pad Building
4735 E Southern Avenue, Phoenix, AZ 85042

JAKE JESSUP
ASSOCIATE

jjessup@leearizona.com
630.881.9778

SEAN M. BISHOP, CCIM
PRINCIPAL

sbishop@leearizona.com
602.954.3774

JOHN ESSLINGER
PRINCIPAL

jesslinger@leearizona.com
602.385.3770

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- Formerly occupied by Ace Cash Express
- Outparcel frontage exposed to over 35,000 VPD
- Strong daytime population with over 100,000 residents in a 3-mile radius
- Anchored by Food City, surrounded by major retailers including Fry's, Planet Fitness, Walgreens, & Circle K

TRADE AERIAL



NORTH

SOUTHERN AVE. ±30,418 VPD

FOOD CITY

SUBJECT

48TH ST ±21,706 VPD

INTERSTATE 10

60

Jack
in the box

SATAD

Wendy's

Schlotzsky's

planet
fitness

QT
QuikTrip

ARIZONA
MILLS

Pollo
Loco

THE
HOME
DEPOT

SONIC
America's
Drive-In

BURGER
KING

Denny's

JOE'S
CRAB SHACK

krustea
bakery cafe

TAQUERIA
FACTORY
TACOS & MICHIS

DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 MILE	17,022	\$86,409	6,275
3 MILES	100,895	\$96,869	41,086
5 MILES	286,476	\$105,489	116,113

