

±1,607 SF SHOP SPACE AVAILABLE FOR LEASE

4715 South Rural Road | Tempe, AZ 85282



S RURAL RD **32,579 VPD**

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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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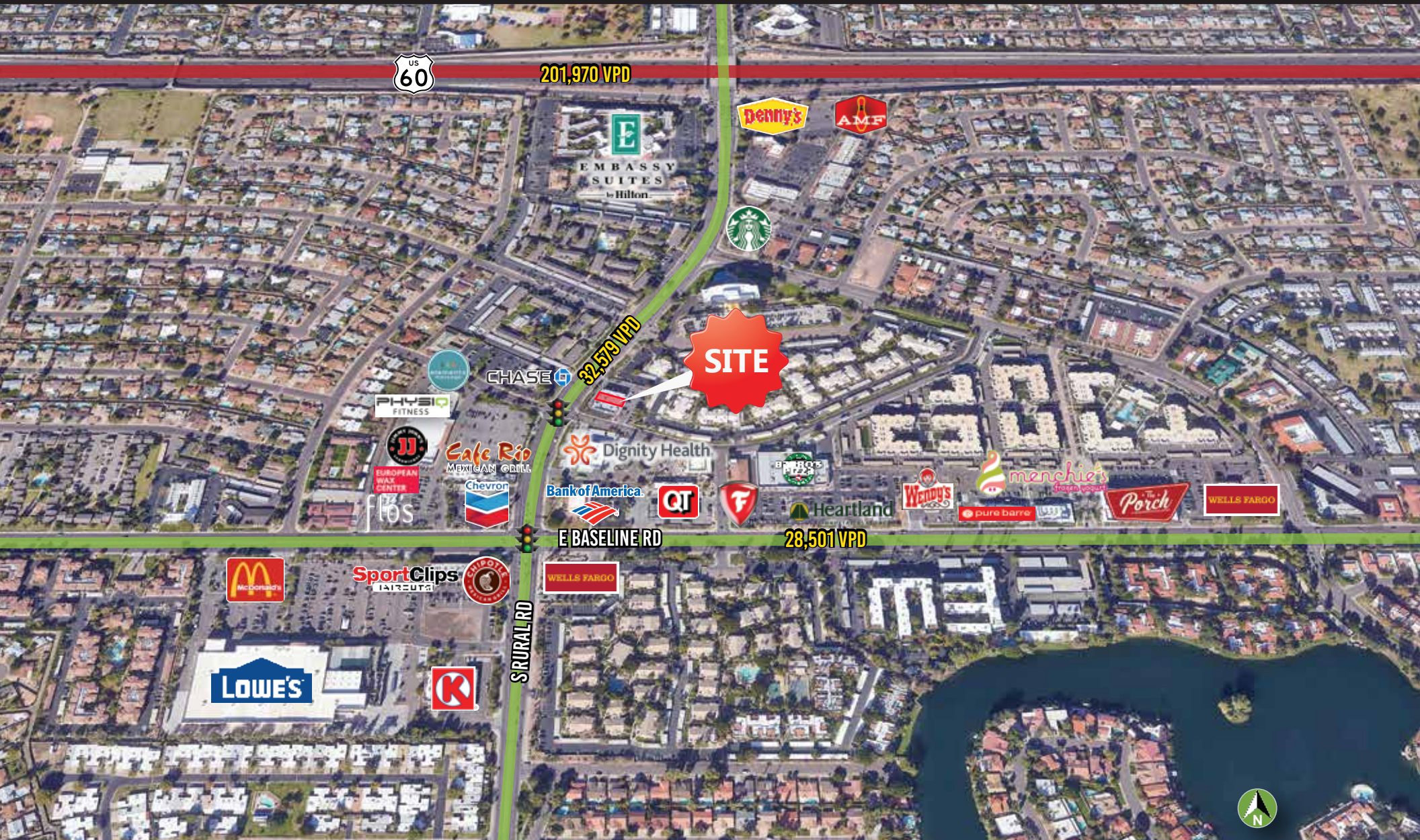
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property highlights

- ✓ ±1,607 SF shop space available for lease
- ✓ Located at a dense retail intersection including major retailers such as Physiq Fitness and Lowe's. Co-tenants include Dunkin Donuts, Jersey Mike's & George's Chicken
- ✓ Strong daytime traffic; ±9,064 businesses & ±82,730 employees within a 3-mile radius
- ✓ Approximately 0.35 miles to US-60 and just over 2 miles to Loop 101
- ✓ Located 3 miles south of ASU with over 50,000 students

Tempe Bridges

DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
POPULATION (2025)	18,698	154,652	354,005
PROJECTED POPULATION (2030)	17,707	148,971	341,081
AVG HH INCOME	\$113,954	\$110,437	\$110,347
DAYTIME POPULATION	13,480	124,075	307,265
MEDIAN AGE	34.0	33.3	33.9
TOTAL BUSINESSES	1,267	9,064	21,444

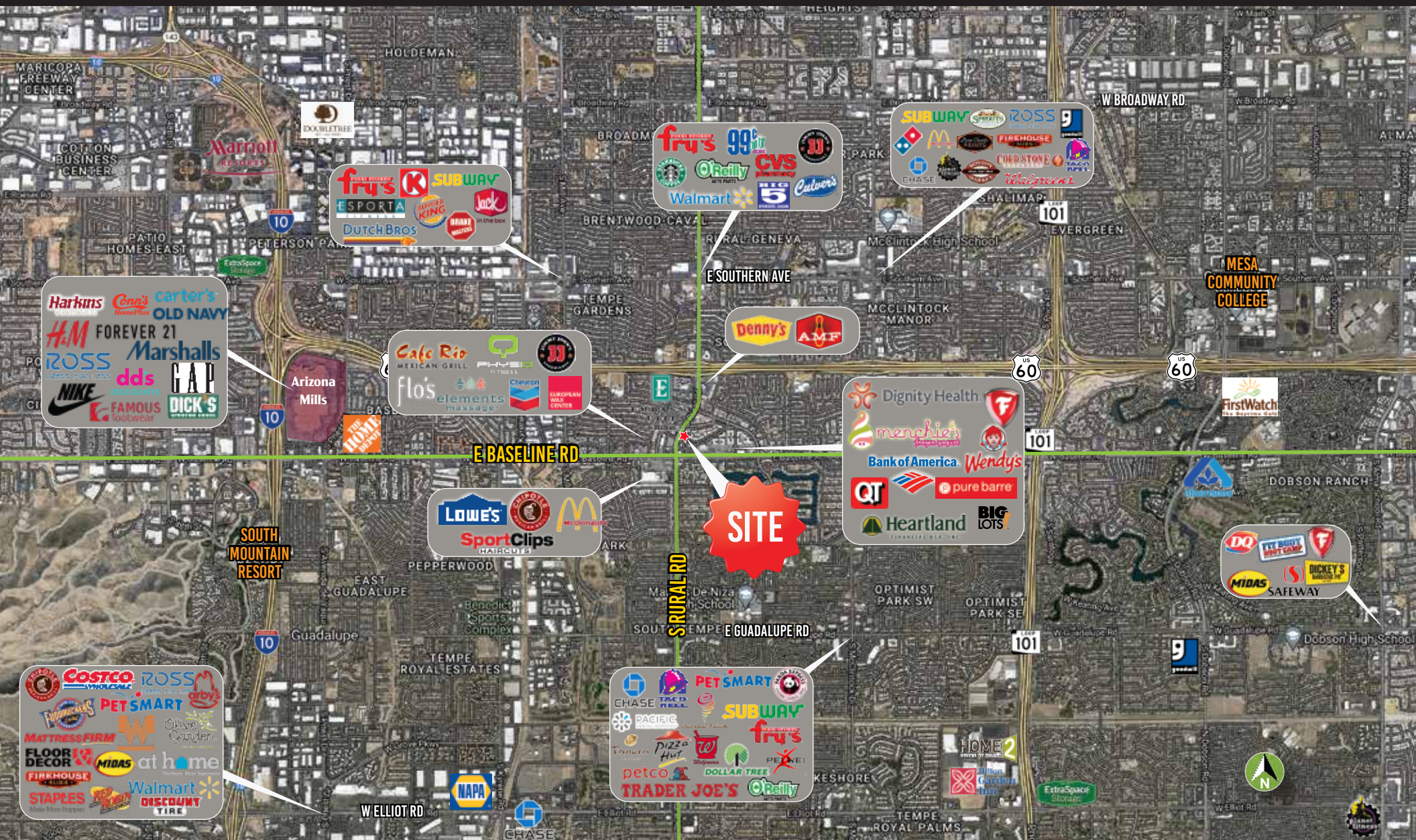
Source: Sites USA

property summary

BUILDING SIZE:	7,868 SF
AVAILABLE SF:	1,607 SF
LEASE RATE:	Call for Rates
LOT SIZE:	40,320 SF
YEAR BUILT:	2016
ZONING:	PCC-2
MARKET:	Phoenix
SUBMARKET:	Tempe

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