



FOR LEASE

Times Square Shopping Center

3217 E. SHEA BLVD. • PHOENIX, AZ 85028

THE
ARROW
»»» —————> AGENCY

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FEATURES

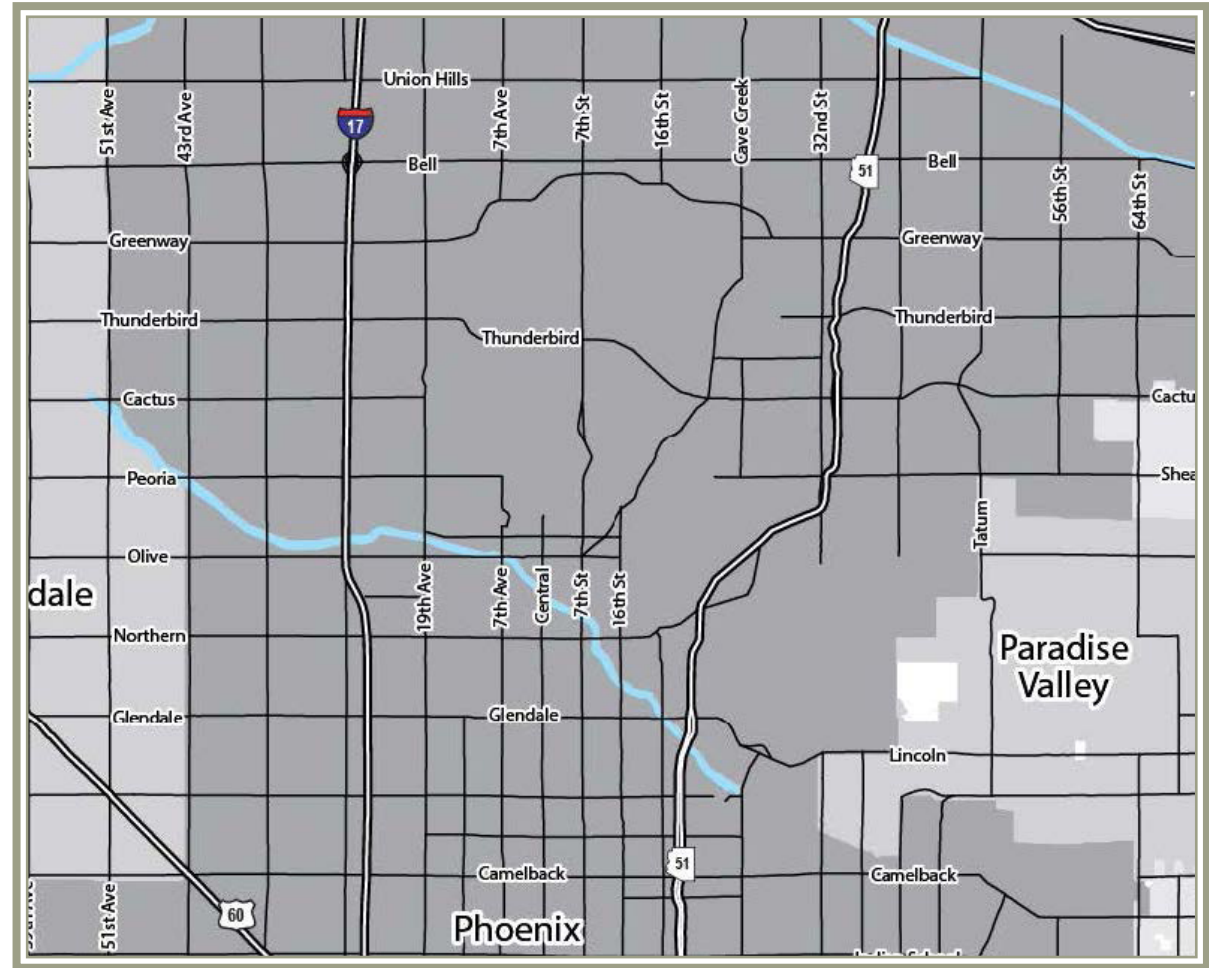
- Close to SR-51 Freeway
- Monument signage
- Very busy shopping center
- High income area

TRAFFIC COUNTS

- ±35,241 CPD on Shea Boulevard 83,711
- ±136,600 CPD on SR-51 Freeway

POPULATION

	2 mile	5 mile	10 mile
2010 Population	31,858	239,229	1,067,573
2022 Population	34,837	278,440	1,302,567
2027 Population Projection	38,638	311,250	1,464,141



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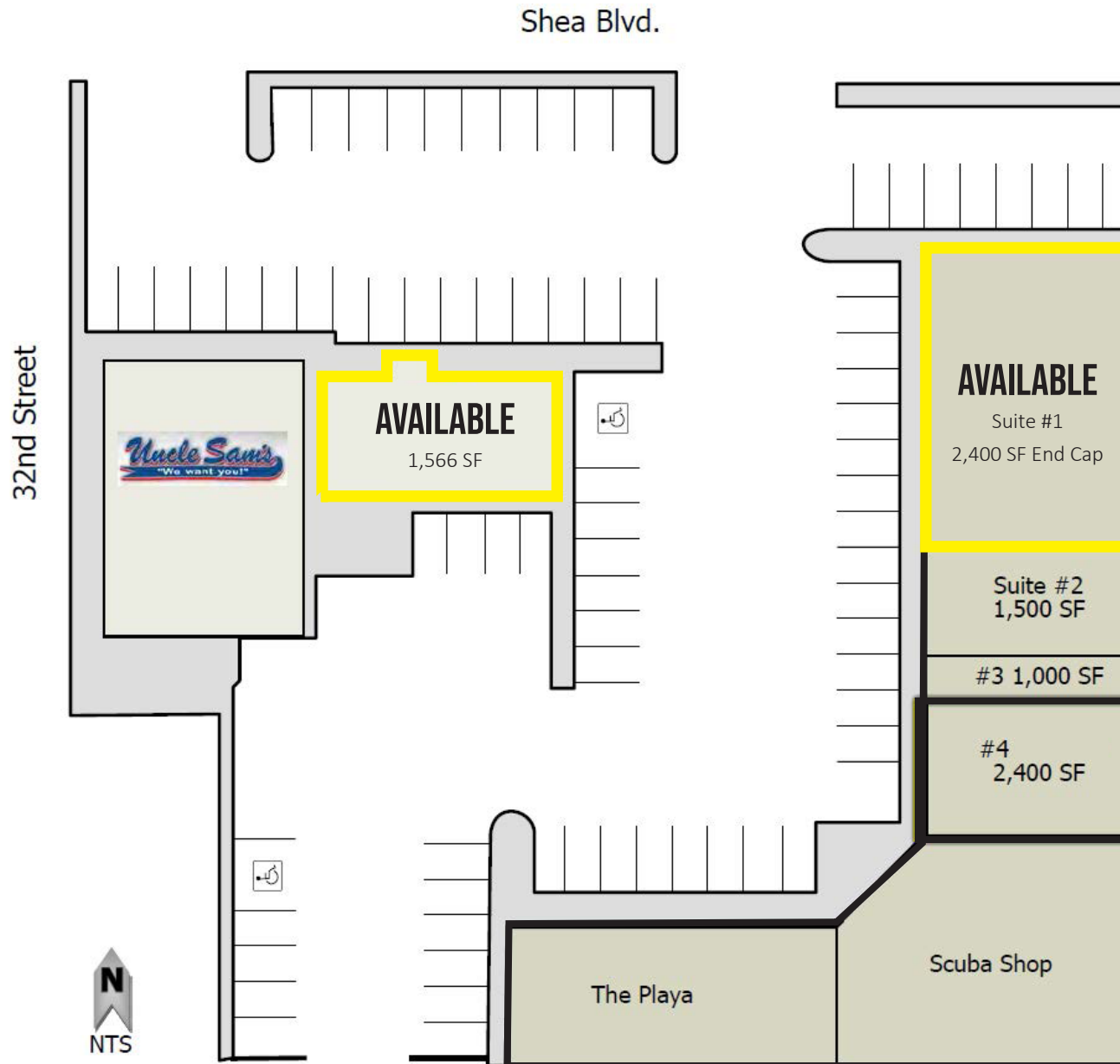
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This aerial map shows a commercial district in Phoenix, Arizona. The intersection of Shea Blvd and 32nd St is clearly marked. A red box highlights a building complex, with a red arrow pointing to it labeled 'SUBJECT'. The area is populated with various businesses, including Ace Hardware, a second look, Youfit, Aloha Burgers, ZIPPS, LESLIE'S, Starbucks, Bashas', Chevron, 7-Eleven, TAPHOUSE KITCHEN, PRESS COFFEE ROASTERS, McDonald's, and Walgreens. A highway with a '51' shield is visible on the right.

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