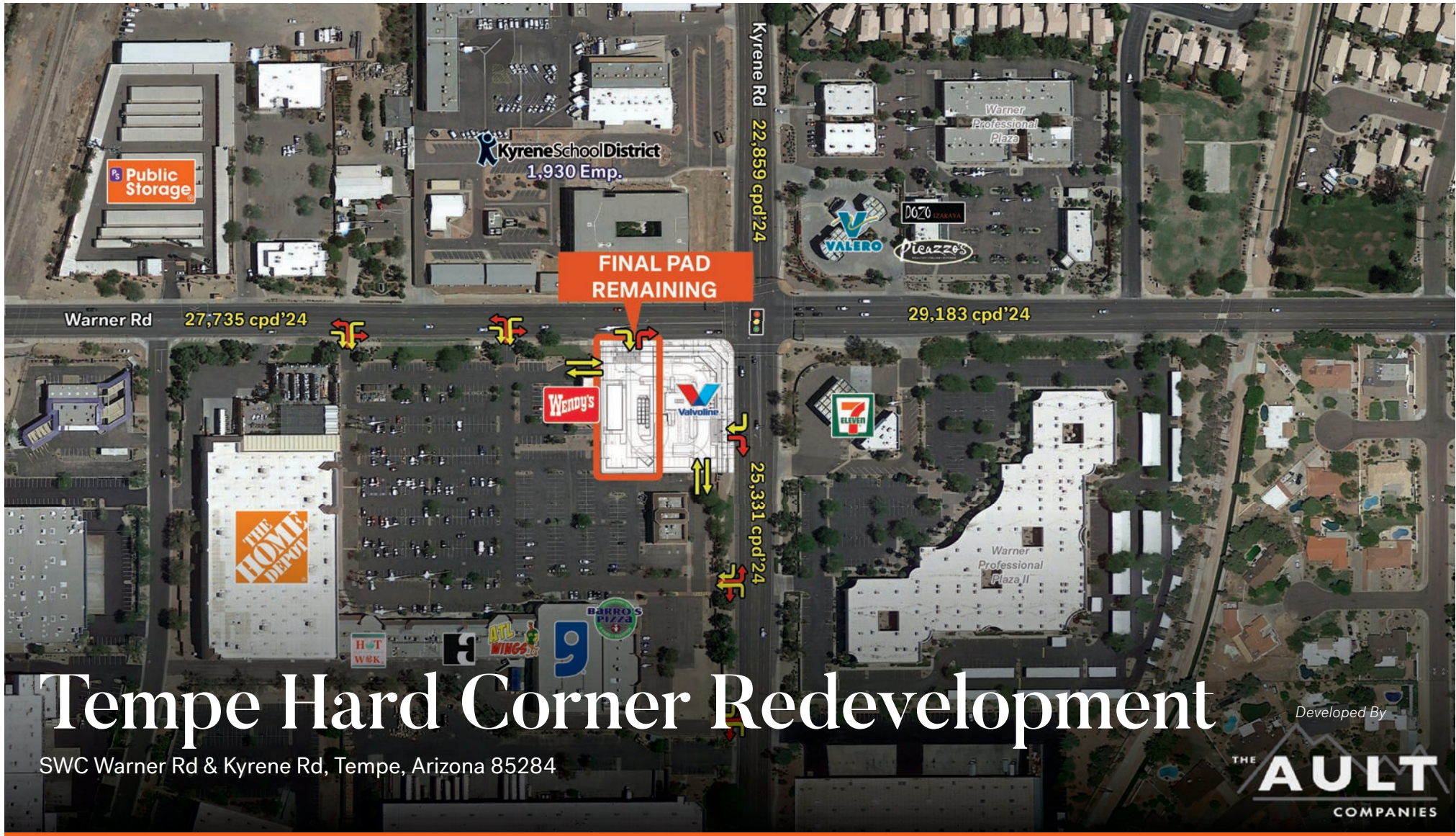




RARE TEMPE GROUND LEASE OR BUILD-TO-SUIT AVAILABLE



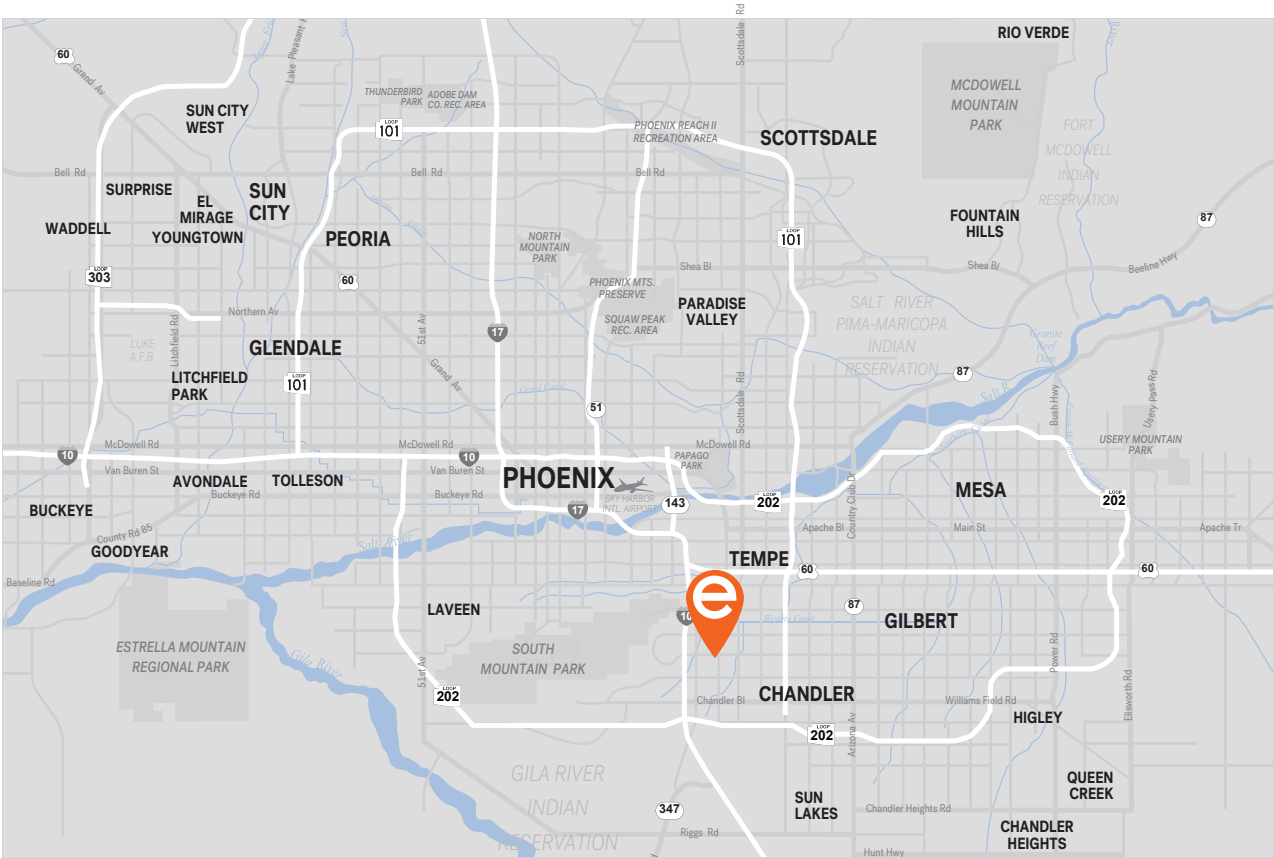
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Southwest Edge
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LOCATION

SWC Warner Rd & Kyrene Rd
Tempe, Arizona 85284



SIZE

±.49 ac (21,150 sf) PAD



ZONING

GID (Tempe)



TRAFFIC COUNTS

27,735 CPD

Warner Rd

25,331 CPD

Kyrene Rd



2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	7,877	112,913	268,004
DAYTIME POPULATION	16,104	143,248	332,299
MED HH INCOME	\$158,879	\$96,119	\$89,631

AREA RETAILERS

Home Depot, Goodwill, Red Wing Shoes,
Picazzo's, Dozo, Barro's Pizza, Wendy's, Kyrene
School District, ATL Wings, Public Storage

PROPERTY INFORMATION

- Great Visibility & Access Hard Corner
- Final PAD remaining
- Home Depot Anchored
- Great Incomes - \$150K+ within 1 mile
- Lighted intersection

