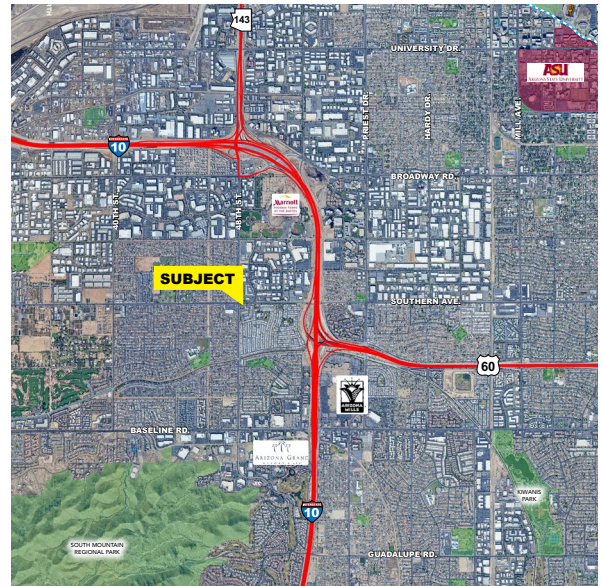
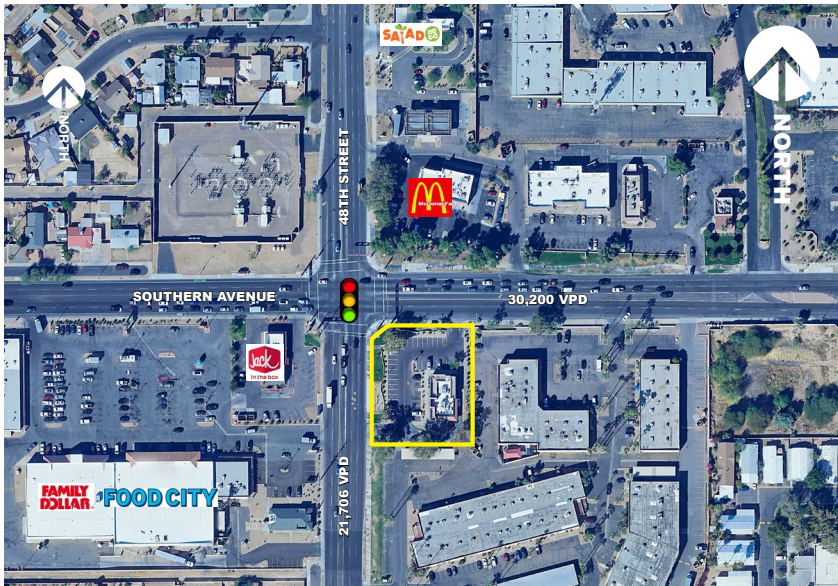


FOR SUBLEASE

QSR RESTAURANT WITH DRIVE-THRU USE

SEC SOUTHERN AVE & 48TH STREET

- SEC Southern Ave & 48th Street, Tempe, AZ
- Zoning: PCC-1
- Lot Size: .72 Acres (31,537 SF)
- Building Size: ±2,851 SF
- Neighboring PAD Users: Food City, Jack in The Box, McDonalds, Salad and Go, Chase Bank
- Traffic Counts: 48th Street: 35,577 Southern Ave: 30,418
- 2025 Property Taxes: \$22,595



AVAILABLE LOCATIONS

1	NEC I-10 & 51st Avenue 1475 N 51st Avenue, Phoenix, AZ	2,326 SF	3	SEQ I-10 & Irvington Rd 3545 W Irvington Road, Tucson, AZ	3,225 SF
2	SEC 23rd Avenue & Camelback 2225 W Camelback Road, Phoenix AZ	2,356 SF	4	SEC 3rd Street & Indian School Rd 301 E Indian School Road, Phoenix, AZ	2,600 SF



2755 W. SOUTHERN AVE, TEMPE, AZ

MARK T. BRAMLETT

602.834.3111

mbramlett@leearizona.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES