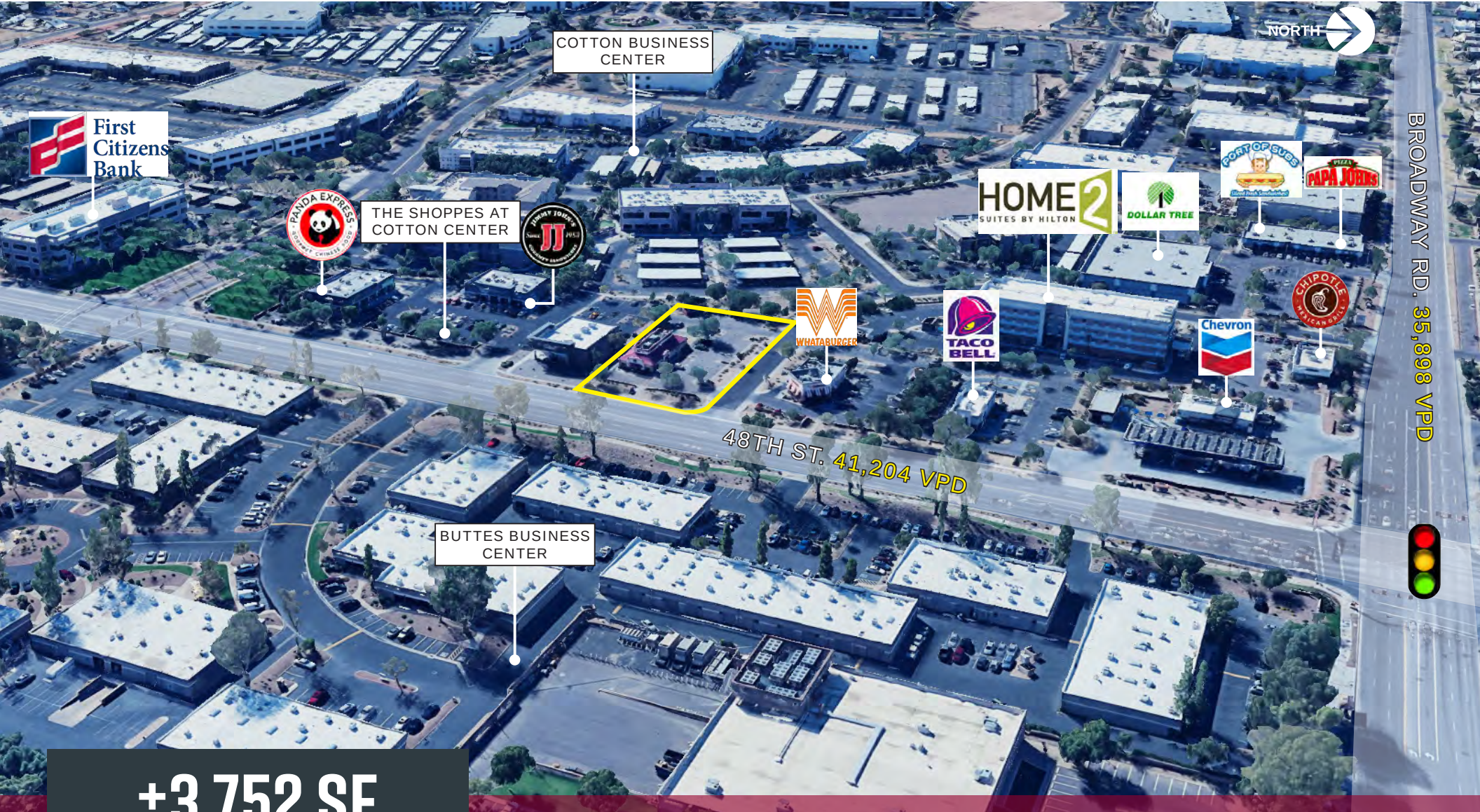




**±3,752 SF
DRIVE-THRU**

Dark Pizza Hut For Sale: \$2,975,000
4708 S. 48th Street, Phoenix, AZ 85040

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PROPERTY HIGHLIGHTS

- \$149,072 NOI with a Lease Expiration Date of 2/23/32 on an Absolute NNN lease
- Dark Pizza Hut property with heavy daytime traffic and employment within walking distance
- Freestanding drive-thru building situated on ± 0.84 -acres with abundant on-site parking and multiple points of ingress/egress
- Located along high-traffic 48th Street in the South Phoenix submarket with strong daily commuter exposure and easy freeway accessibility
- Positioned within a dense office and industrial trade area with over 20,000 workers in a 1-mile radius (ESRI)
- Excellent access to I-10, Loop 202, and SR-143, providing strong regional access and connectivity

AERIAL



MICRO AERIAL



BROADWAY RD. 35,898 VPD

48TH ST. 41,204 VPD





RETAILER MAP



DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS	 DAYTIME POPULATION
1 MILE	6,769	83,012	2,332	25,072
3 MILES	93,227	91,836	36,733	185,025
5 MILES	305,307	98,571	123,530	419,011

