

VANILLA SHELL SPACE AVAILABLE NOW FOR LEASE

4715 South Rural Road | Tempe, AZ 85282



S RURAL RD 32,579 VPD



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PARTNERS
Nationwide Real Estate Services

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INTERIOR PHOTOS



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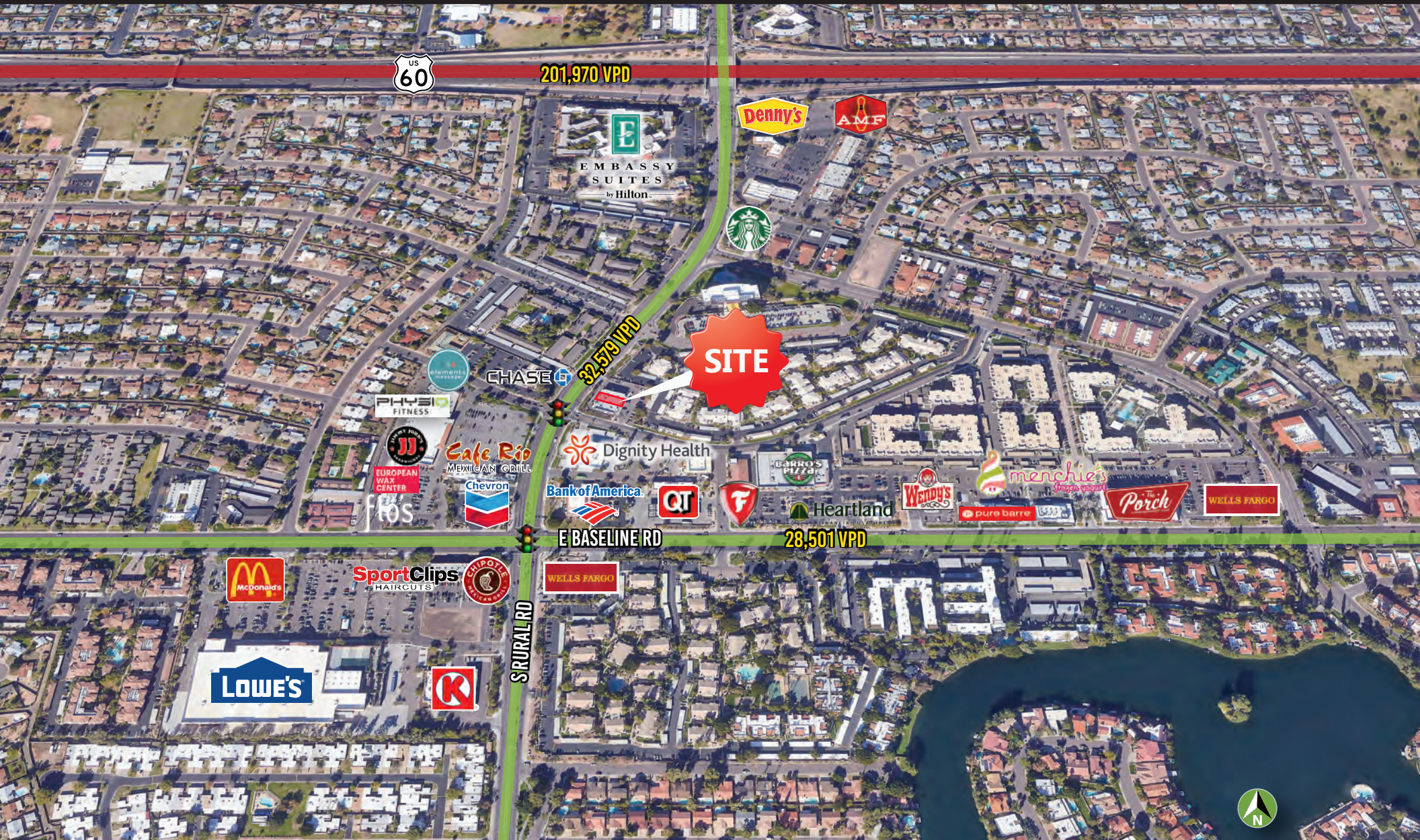
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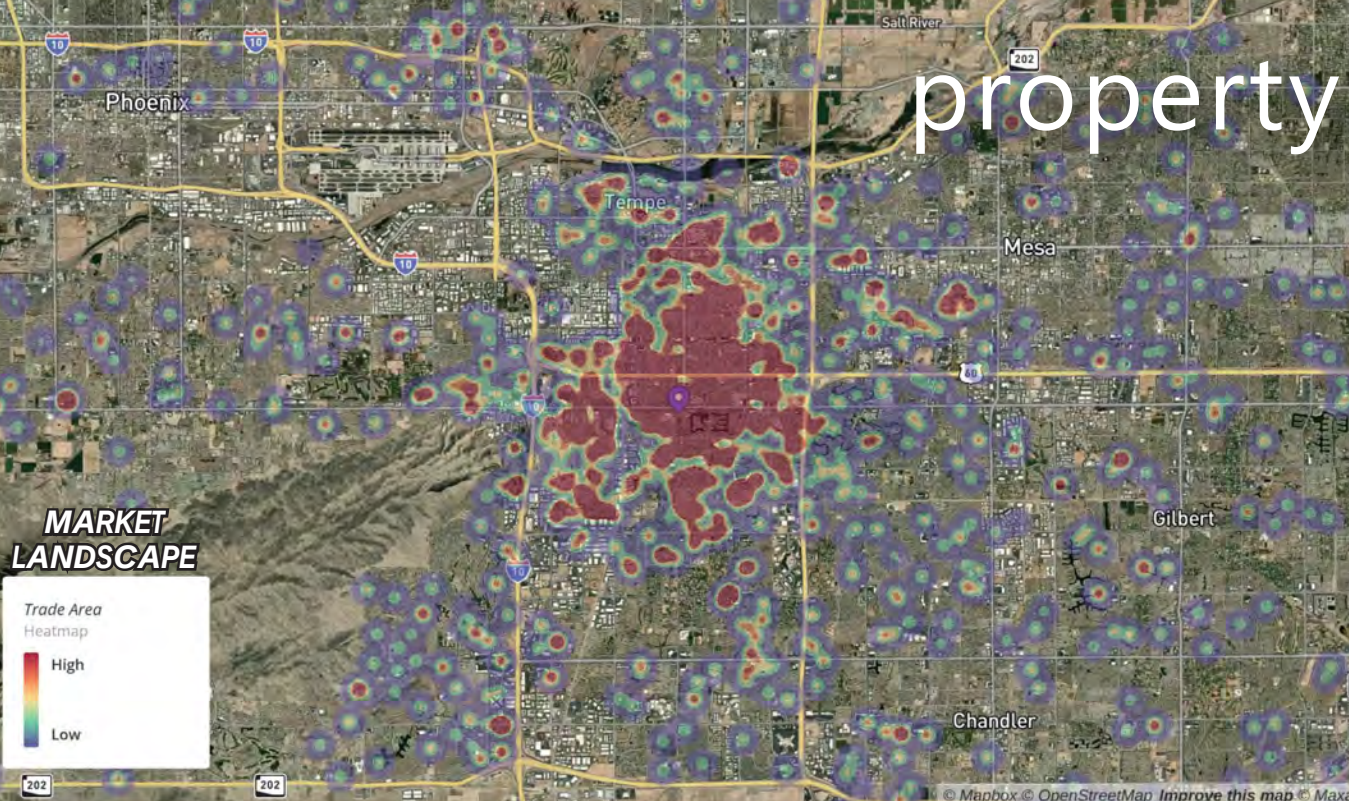


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property highlights

- ✓ ±1,607 SF vanilla shell space available now for lease
- ✓ Ideal for barbers, salons, nail users, health & wellness, boutique fitness, and QSR
- ✓ 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

property summary

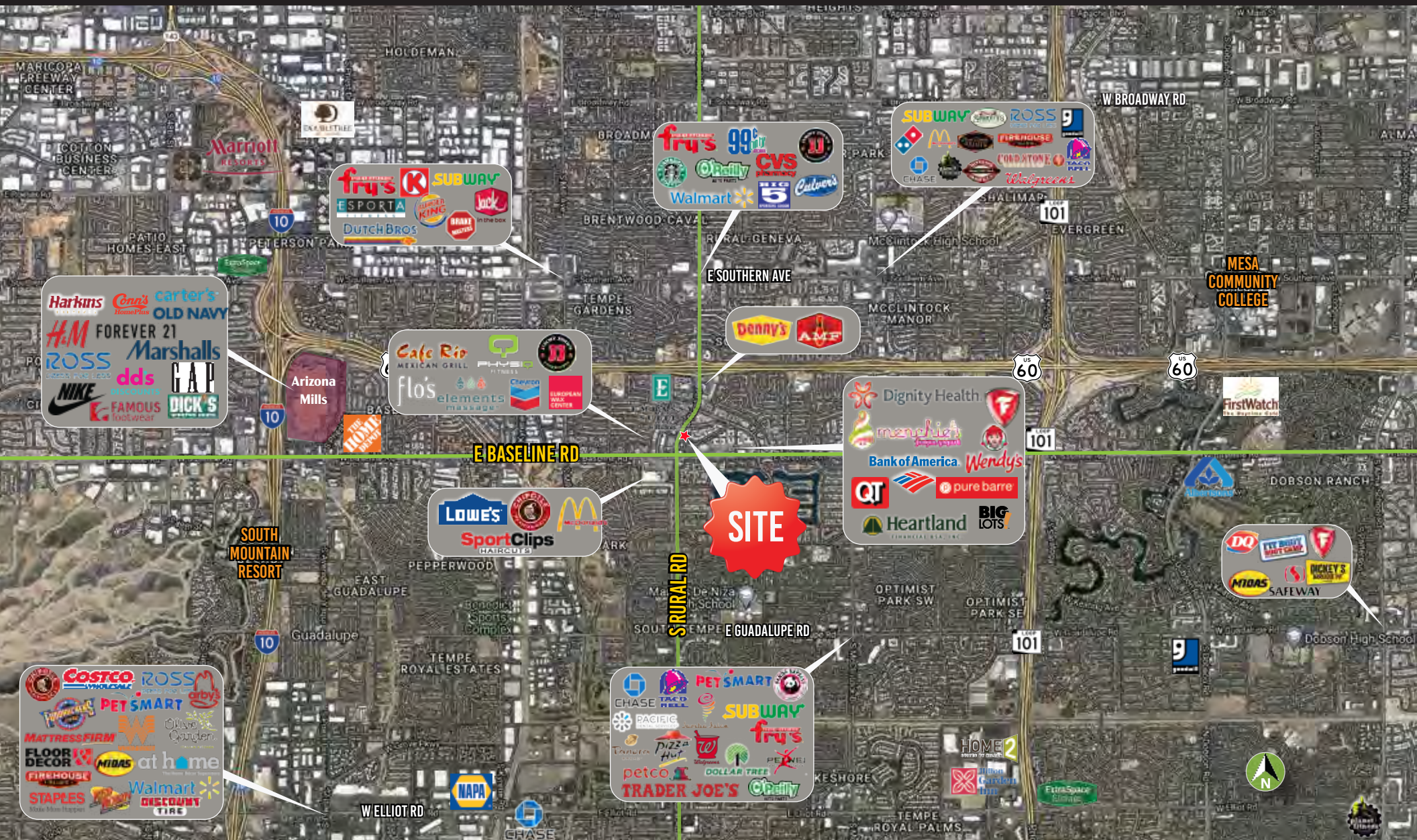
BUILDING SIZE:	7,868 SF
AVAILABLE SF:	1,607 SF
LEASE RATE:	Call for Rates
LOT SIZE:	40,320 SF
YEAR BUILT:	2016
ZONING:	PCC-2
MARKET:	Phoenix
SUBMARKET:	Tempe

DEMOGRAPHICS 2026	1 MILE	3 MILE	5 MILE
POPULATION (2026)	18,155	152,216	351,070
PROJECTED POPULATION (2031)	16,848	146,631	340,727
AVG HH INCOME	\$116,885	\$117,338	\$117,597
DAYTIME POPULATION	13,173	124,460	312,641
MEDIAN AGE	34.1	33.4	33.9
TOTAL BUSINESSES	1,267	9,049	21,426

Source: Sites USA

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