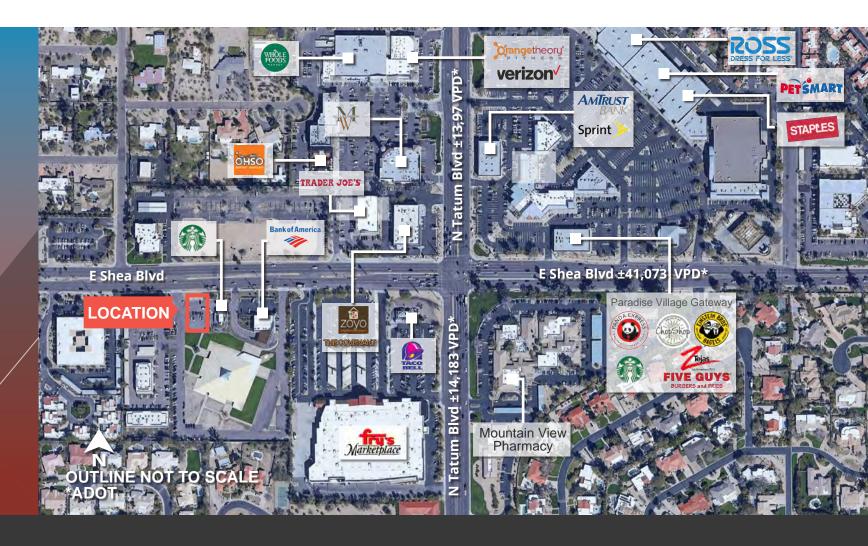
# TATUM & SHEA BOULEVARD PAD

4635 East Shea Boulevard, Phoenix, Arizona 85028



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 POPULATION	8,025	74,738	11,521
2024 POPULATION	8,474	78,640	233,524
5 YEAR PROJECTED GROWTH RATE	1.09%	1.02%	1.27%
2019 AVERAGE HOUSEHOLD INCOME	\$138,631	\$121,309	\$117,826
2019 AVERAGE VALUE OF OWNER OCC HOUSING	\$606,397	\$517,740	%508,563
2019 EMPLOYEES	6,560	23,060	120,913

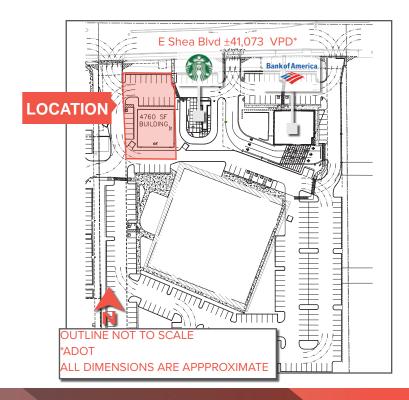
Source: Esri, 2019

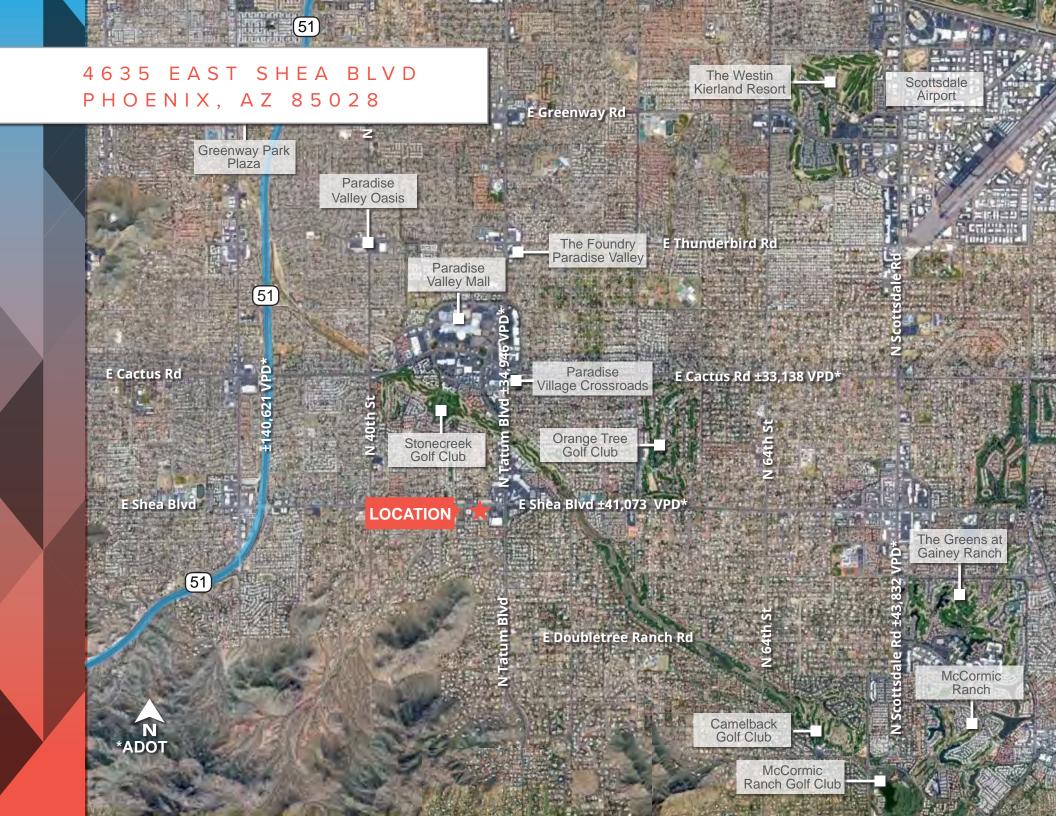
### 4635 EAST SHEA BLVD PHOENIX, AZ 85028



### PROPERTY HIGHLIGHTS

- ±17,033 SF available for sale, build-to-suit or ground lease
- · Ideally located on Shea Boulevard
- Buildable up to ±2,200 SF with drive-thru
- Location boasts of strong traffic count and demographics, with SR 51 Freeway ±2 miles away
- Zoning: C-1 / Commercial Neighborhood Retail District, City of Phoenix
- ±41,073 vehicles per day on East Shea Boulevard and ±34,946 vehicles per day on North Tatum Boulevard (Source: ADOT)





FOR SALE, BUILD TO SUIT
OR GROUND LEASE

## TATUM & SHEA BOULEVARD PAD

#### PLEASE CONTACT:

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