

AVAILABLE

FOR SALE OR LEASE

**±3,551 SF FORMER
MATTRESS FIRM BUILDING**

S/SWC US 60 & RURAL ROAD
4455 S. RURAL ROAD | TEMPE, AZ 85282



PROPERTY OVERVIEW

ADDRESS	4455 S. Rural Road, Tempe, Arizona
BUILDING SF	±3,551 SF
PARCEL SIZE	±30,928 SF
PARKING	46 Dedicated Spots
ZONING	PCC-2

HIGHLIGHTS/FEATURES

- Convenient access to and from US 60
- Heavy traffic counts along Rural Rd
- Located on the going to work side of Rural Rd
- Excellent visibility
- At lighted intersection
- Notable tenants in area include:

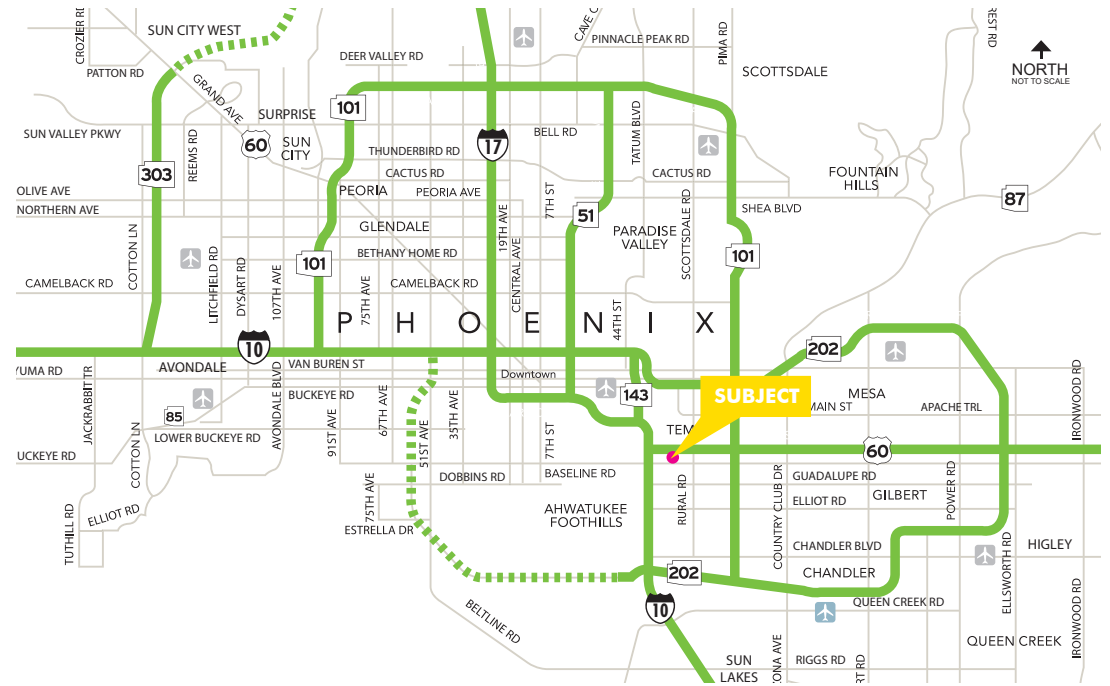


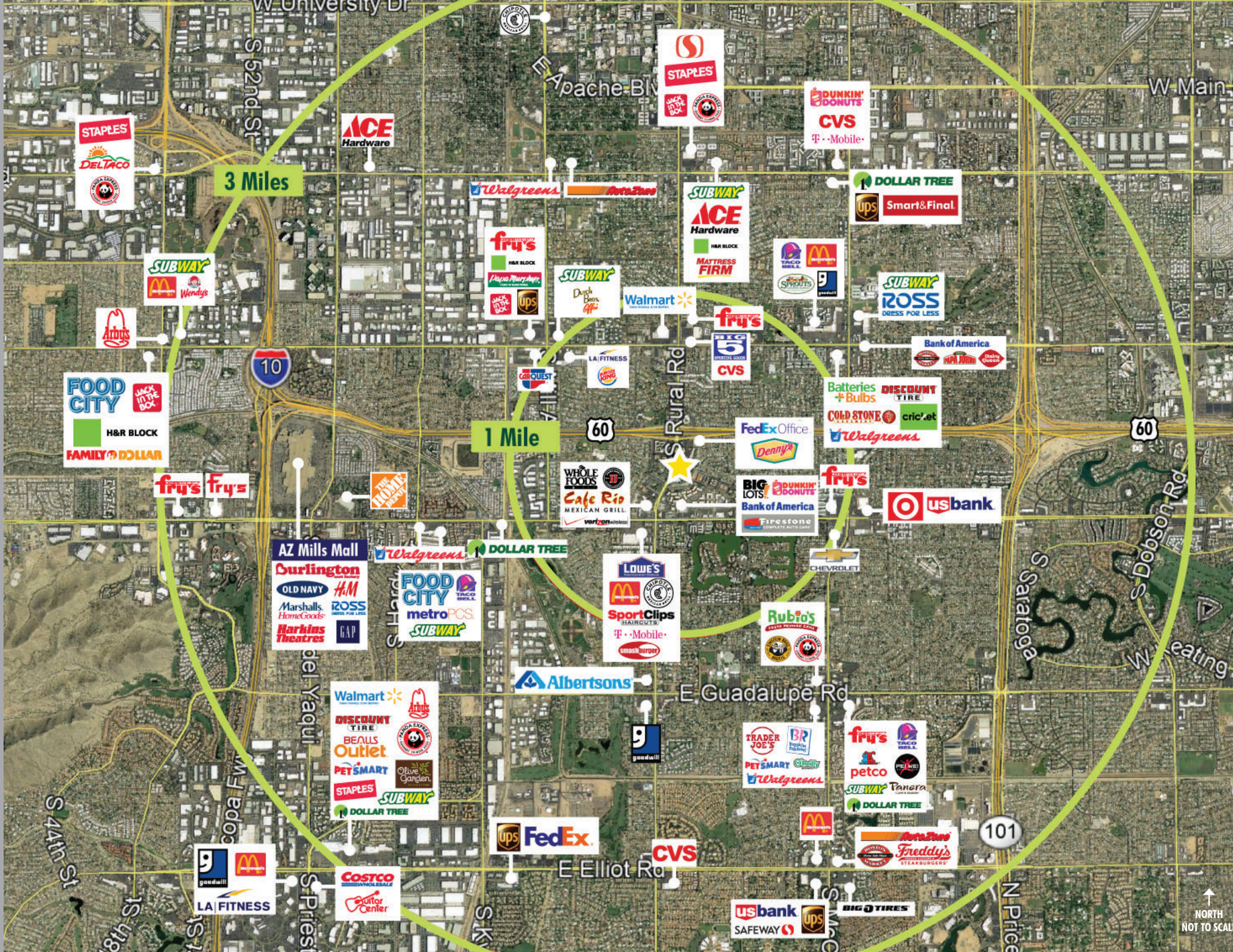
2019 DEMOS	1 MILE	3 MILES	5 MILES
POPULATION	20,755	162,510	362,060
DAYTIME POPULATION	19,821	190,624	447,515
AVG. HOUSEHOLD INCOME	\$78,013	\$73,790	\$76,274
BUSINESSES	928	6,294	15,504
EMPLOYEES	9,352	174,610	311,908

Source: Esri

TRAFFIC COUNTS	
RURAL ROAD	37,274 (2017)
SUPERSTITION FREEWAY	200,741 (2017)

Source: ADOT





3 Miles

1 Mile



NORTH
NOT TO SCALE

W University Dr

E Apache Blvd

W Main St

S 52nd St

10

60

60

S Rural Rd

S Saratoga

S Dobson Rd

W Heating P

E Guadalupe Rd

E Elliot Rd

101

N Price

S 44th St

LA FITNESS

Costco

SKY

UPS FedEx

CVS

usbank

McDonald's

SAFeway

UPS

BIG TIRES

Freddy's STEAKBURGERS

DOLLAR TREE

petco

fray's

petco

WALGREENS

TRADER JOE'S

BR

Walgreens

fray's

Bank of America

DISCOUNT TIRE

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McDonald's

SMASH BURGER

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DISCOUNT TIRE

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TEMPE, AZ 85282**



Traffic Count Source: ADOT 2017

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