

For Sale
Tempe, AZ
Land Available

**SEC Interstate 10 &
 Warner Rd**
 Tempe, AZ 85284

Property Features

- ±1.9 Acres (82,551 SF) PCC-1 zoned land for sale - ideal for retail/restaurant
- APN: 301-59-850
- Fronting Warner Rd with great access to Interstate 10
- Located next to Drury Inn & Suites and new EOS Fitness Center
- Great traffic counts with over 30,900 vehicles per day on Warner Rd
- Join these tenants at the intersection: IKEA, Ashley HomeStore, Dick's Sporting Goods, Guitar Center, Main Event Tempe, Panera Bread, Starbucks, Original Chop-Shop, and more

For Sale:
\$1,651,020 (\$20/SF)



www.naihorizon.com
 2944 N 44th St
 Phoenix, AZ 85018
 602 955 4000

Patrick Anthon
 +1 602 393 6662
 patrick.anthon@naihorizon.com

Shelby Tworek
 +1 602 667 1797
 shelby.tworek@naihorizon.com

Gabe Ortega
 +1 602 852 3415
 gabe.ortega@naihorizon.com

Chris Gerow
 +1 602 852 3413
 chris.gerow@naihorizon.com

Nearby Retailers & Employers

Land Available

SEC I-10 & Warner Rd



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Site Demographics

Land Available

SEC I-10 & Warner Rd

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,153	102,803	241,602
Average age	36.9	37.9	37.4
Daytime Employment	13,552	61,933	152,950

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,540	42,038	95,869
# of persons per HH	2.1	2.4	2.5
Average HH income	\$87,589	\$105,303	\$100,207
Average house value	\$258,618	\$246,173	\$280,412

RACE	1 MILE	3 MILES	5 MILES
% White	72.4%	72.7%	75.3%
% Black	10.8%	7.8%	8.3%
% Asian	8.6%	8.8%	7.7%
% Hawaiian	0.2%	0.3%	0.4%
% American Indian	4.0%	6.8%	4.7%
% Other	4.0%	3.6%	3.6%

