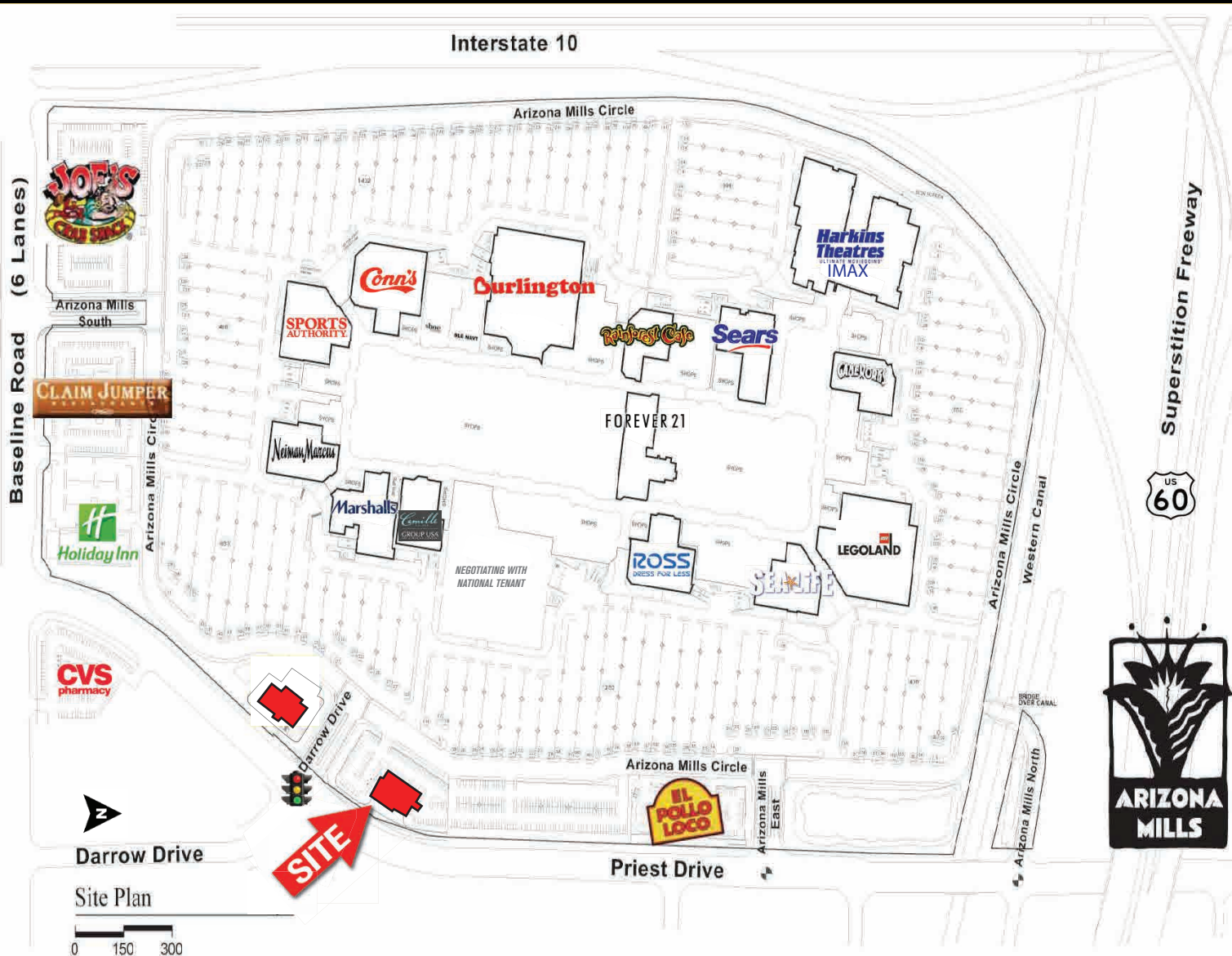


Northeast Corner of I-10 & Baseline Road - Tempe, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	21,185	110,057	274,635
Projected Population (2021)	22,950	119,298	297,277
Estimated Avg. Household Income (2016)	\$55,176	\$64,675	\$71,211
Projected Avg. Household Income (2021)	\$61,953	\$74,568	\$82,901
Average Household Size (2016)	2.4	2.4	2.4
Total Daytime Employees (2016)	17,235	123,695	254,871
Median Age (2016)	29.3	32.6	33.2

**TRAFFIC COUNTS** (2015 Source: Arizona Department of Transportation)

I-10	166,577
Baseline Road	55,595
Priest Drive	24,538
<b>Total Cars Per Day</b>	<b>246,710</b>



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**FORMER BENNIGAN'S RESTAURANT AVAILABLE**

Northeast Corner of I-10 & Baseline Road - Tempe, Arizona

LOCATED AT ARIZONA MILLS MALL

PAD FOR SALE / BUILDING FOR LEASE



For further information contact:

**PAUL SERAFIN**

(602) 553-2943

paul.serafin@derito.com

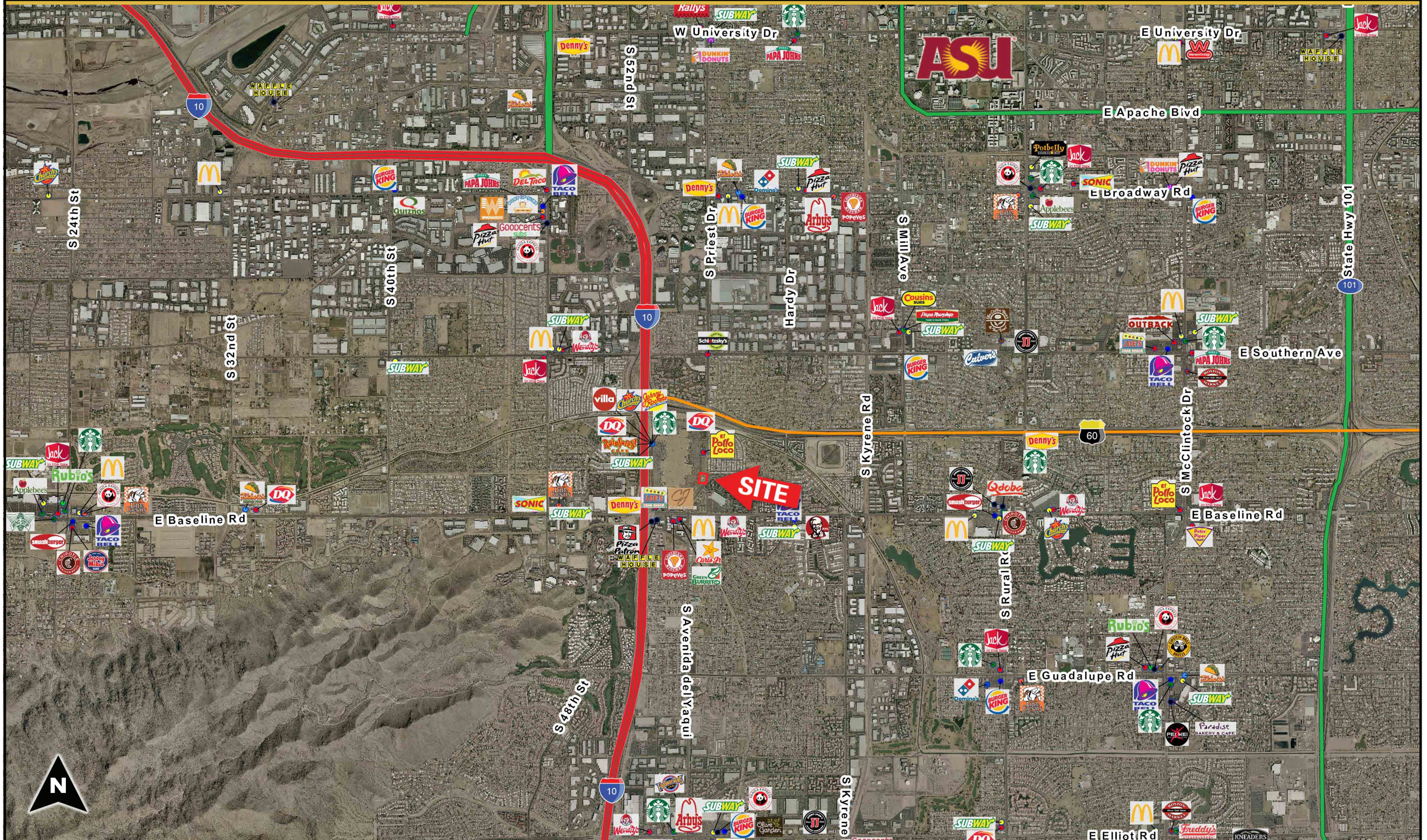
**PROJECT HIGHLIGHTS**

- 7,912-SF turn-key restaurant building on 1.5 acres
- Join:
- Other restaurants include:
- All FF&E included
- Located at the main entrance off Priest Drive
- More than 24,000 cars per day on Priest Drive
- Immediate trade area serves the Tempe, Mesa, and Chandler areas, while also pulling from Scottsdale, Phoenix, and Glendale
- Arizona Mills is one of the dominant tourist attractions in the Phoenix market, the 14th largest in the country with 4.3 million people

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