

# For Lease Vineyard Center 1,200 SF Retail Space Available

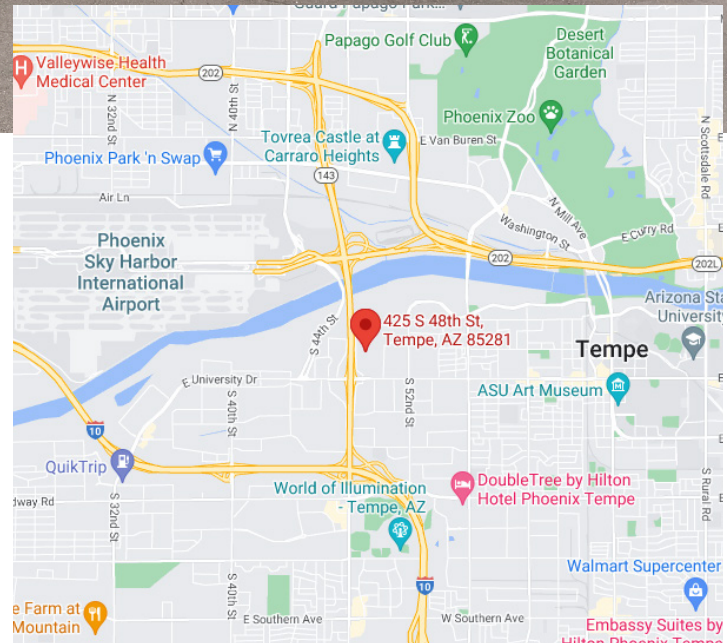


**NAI Horizon**

**4325 S 48th St**  
Tempe, Arizona 85282

## Property Features

- Availabilities:
  - Suite 104 \*Available with Notice
- Multi-tenant retail center in Tempe
- Affordable rents in high occupancy trade area
- Seeking cellular, insurance, and other service-related uses
- Frontage on 48th St
- Ample Parking
- Great Proximity to I-10 & US 60 (within 1 mile of each)
- Fire Sprinklers
- Easy Ingress/Egress



## Demographics

|                    | 1 Mile   | 2 Miles  | 3 Miles  |
|--------------------|----------|----------|----------|
| Average Age:       | 33.2     | 31.9     | 31.5     |
| Population:        | 15,984   | 100,835  | 282,238  |
| Average HH Income: | \$56,985 | \$63,204 | \$65,630 |

## Traffic Counts

|               | VPD    |
|---------------|--------|
| S 48th St     | 26,288 |
| E Vineyard Rd | 2,074  |

**For Lease: \$2,200/month MG**

**Matt Harper, CCIM**

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# Additional Photos

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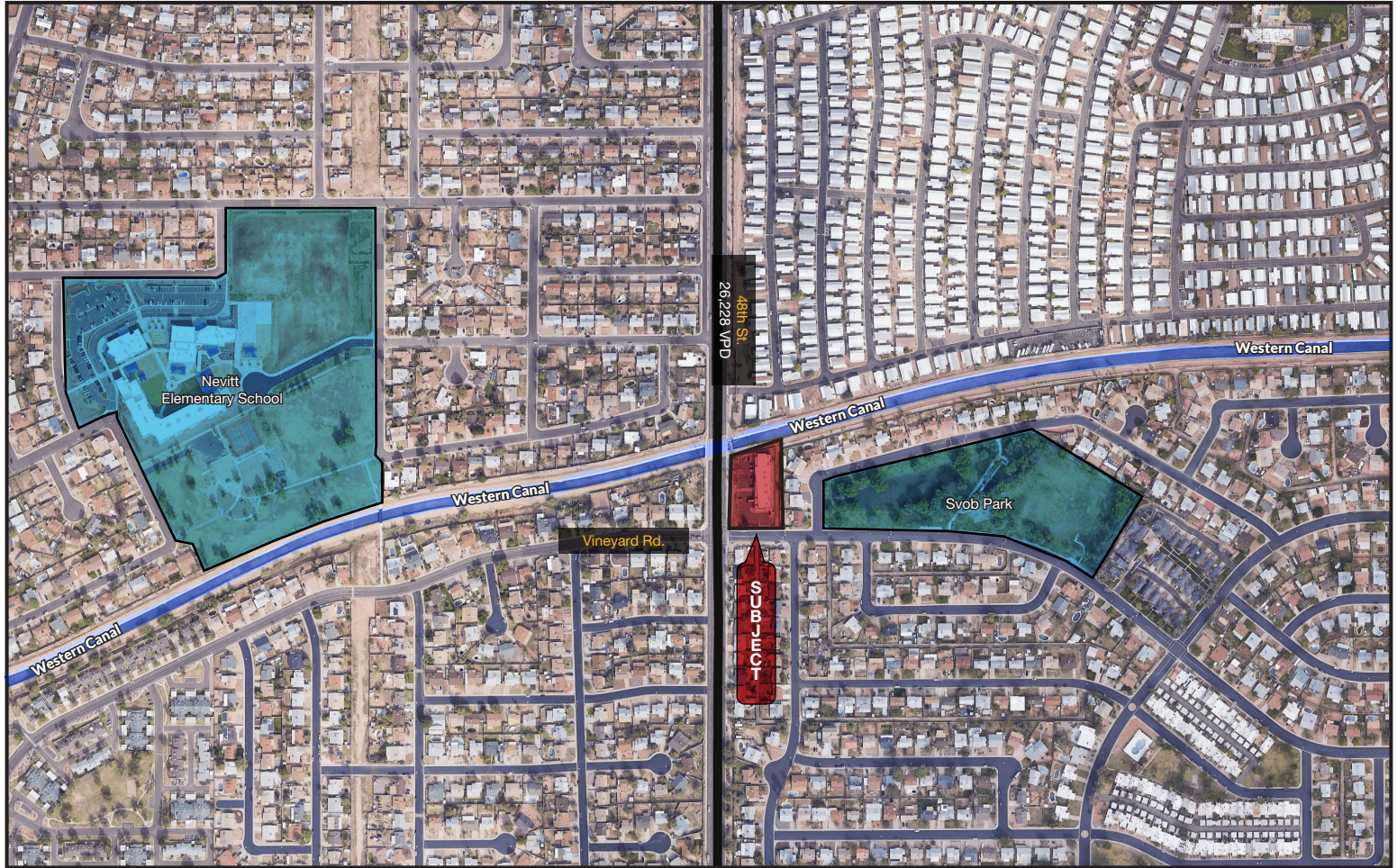
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# Aerial Map

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