

FOR LEASE

Pecan Grove Festival Hard Corner Redevelopment Opportunity

SWC Warner & Kyrene | Tempe, Arizona



Overview

HARD CORNER PAD 1.15 Acres
FREE STANDING BUILDING 3,267 SF

Demographics

	1 MILE	3 MILE	5 MILE
2017 Estimated Population	9,357	118,088	271,612
2022 Estimated Population	10,392	126,524	289,473
Average Household Income	\$144,604	\$90,109	\$84,093
Daytime Population	15,801	129,779	292,989

Year: 2017 | Source: Esri

Traffic Counts

Warner Road	29,863 VPD
Kyrene Road	20,805 VPD

Year: 2015 | Source: MPSI

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Description

- Hard corner redevelopment opportunity
- Home Depot anchored community center located in South Tempe
- Great daytime population with nearly 130,000 employees within three miles
- Over \$144,000 average household income within one mile
- Notable tenants in the center include:



Edward Jones



Pecan Grove Festival

SWC Warner & Kyrene | Tempe, Arizona



Pecan Grove Festival | Freestanding Pad Available - 5/31/18

SWC Warner & Kyrene | Tempe, Arizona



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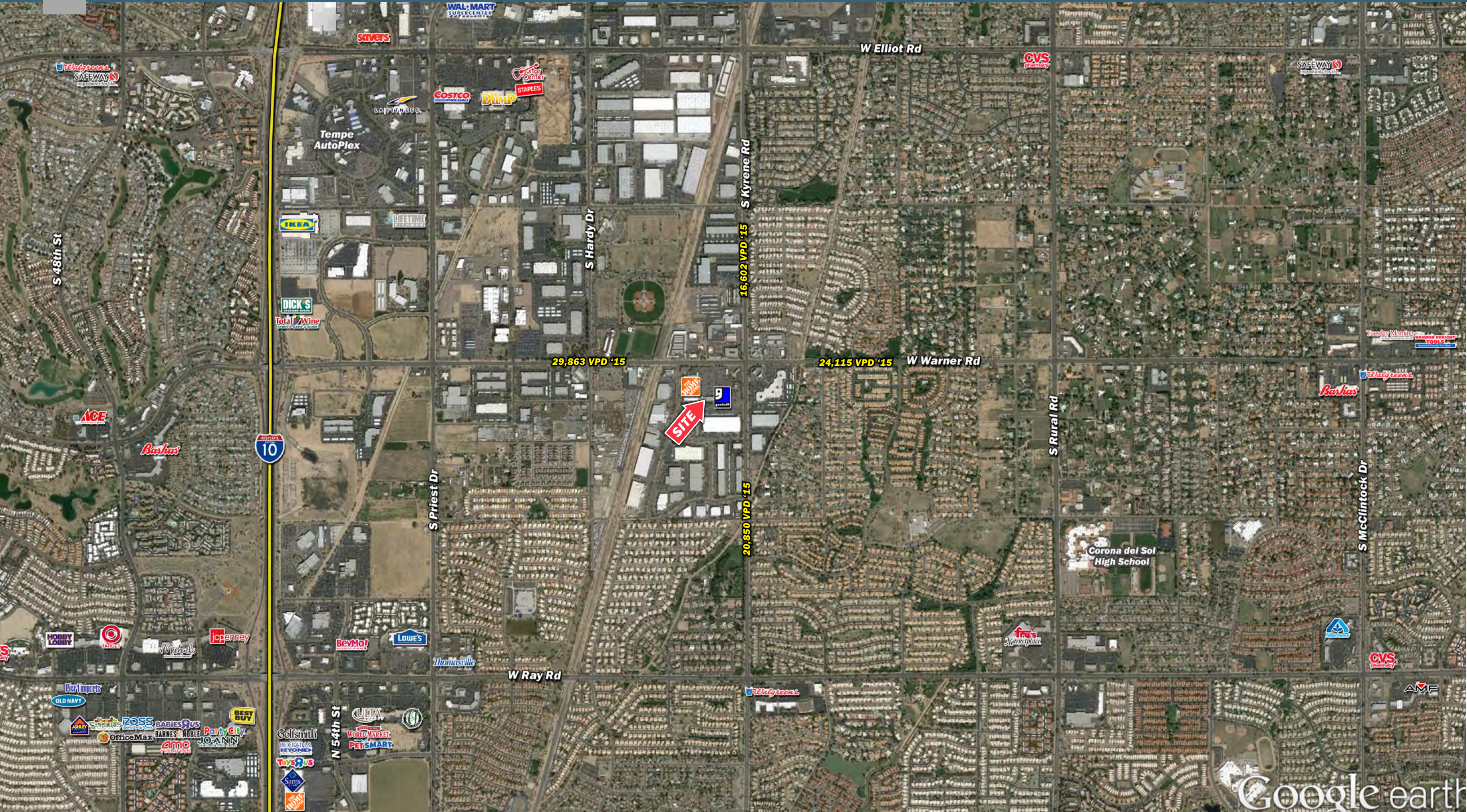
WARNER RD



KYRENE RD

20,805 VPD

29,863 VPD



Google earth