

# Amherst Plaza

3502 W Greenway Rd., Phoenix, AZ 85068



**NWC 35th Ave & Greenway Rd**

## PROPERTY HIGHLIGHTS

- 5,280 SF Available (former restaurant)
- 1,200 SF Available (former hair salon)
- 2,160 SF Available
- Prominent hard corner location
- Monument signage available on 35th Ave & Greenway Rd
- Lease Rate: \$13 PSF + NNN
- 2025 NNN: \$6.42



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**CAMCRE.**  
SITE SOURCE

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| Suite | Tenant                                      |
|-------|---------------------------------------------|
| 1-3   | AVAILABLE - 5,280 SF<br>(former restaurant) |
| 4-5   | Pool Supplies                               |
| 6-7   | Tropical Treasures                          |
| 8     | AVAILABLE - 1,200 SF<br>(former hair salon) |
| 9     | Barber                                      |
| 10-11 | AVAILABLE - 2,160 SF                        |

| Suite | Tenant               |
|-------|----------------------|
| 12    | International Market |
| 14    | Alpine Clock Shop    |
| 15-16 | Veterinarian         |
| 17-19 | Greenway Liquor      |
| 20    | Ottus Diner          |
| 21    | Cricket Wireless     |

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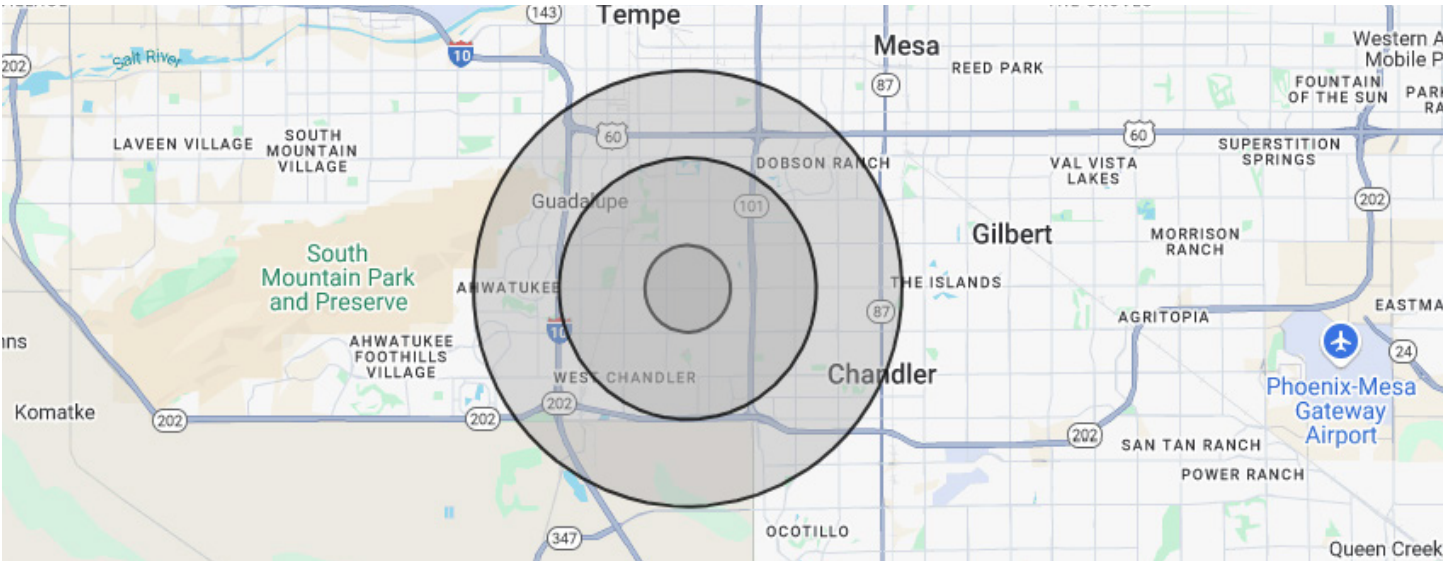
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## DEMOGRAPHICS

| POPULATION                 | 1-MILE | 3-MILE  | 5-MILE  |
|----------------------------|--------|---------|---------|
| 2029 Projection            | 16,814 | 164,550 | 397,271 |
| Current Year               | 15,727 | 152,394 | 368,499 |
| Growth Current Year - 2029 | 1.4%   | 1.6%    | 1.6%    |

| HOUSEHOLDS                 | 1-MILE | 3-MILE | 5-MILE  |
|----------------------------|--------|--------|---------|
| 2029 Projection            | 6,115  | 62,477 | 151,796 |
| Current Year               | 5,717  | 57,723 | 140,574 |
| Growth Current Year - 2029 | 1.4%   | 1.6%   | 1.6%    |

| INCOME                  | 1-MILE   | 3-MILE   | 5-MILE   |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$80,636 | \$79,063 | \$83,370 |
| Median Household Income | \$62,842 | \$62,269 | \$65,472 |

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