

PRIME SPACE ON HARD CORNER OF TATUM & BELL

SWC TATUM BLVD & BELL RD | PHOENIX, AZ

2ND GENERATION
RESTAURANT SPACE



PROPERTY SUMMARY

Property Size: ±304,571 SF

Available: ±1,658 SF, ±1,997 SF, ±2,083 SF & ±3,200 SF

Zoning: PSC, City of Phoenix

PROPERTY HIGHLIGHTS

- Join this excellent tenant mix, including: Walmart, Petco, Big Lots, Grabba Green, Mattress Firm, Turn Style and Starbucks.
- Dedicated traffic signal to center from Bell Road.

JOIN



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	17,542	113,165	244,158
2024 Population	18,418	120,341	262,899
2019 Med HH Income	\$86,021	\$70,603	\$73,870
2019 Total Daytime Pop	12,541	105,131	275,182
Workers	4,634	53,512	162,039
Residents	7,907	51,619	113,143

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±35,650 VPD (NB & SB) E: ±34,410 VPD (EB & WB)
S: ±33,178 VPD (NB & SB) W: ±36,519 VPD (EB & WB)

ADOT 2018/2019

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[11/18/19]

