



RED DEVIL CENTER

W/NWC Southern & Mill

204 W. Southern Ave., Tempe, AZ 85282

FOR LEASE

1,400 - 2,400 SF Available

Fry's Shadow Anchored
Center

Excellent Visibility on
Southern Ave

High Traffic Area

Monument Signage Available

Proximity to ASU &
Downtown Tempe

Easy Access to US-60
& I-10 Freeways



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

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REIN & GROSSEHME
COMMERCIAL REAL ESTATE

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AVAILABLE SUITES

Suite 216: 2,800 SF
Divisible

Suite 226: 2,170 SF

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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DEMOGRAPHICS

(2022)

Population Estimates

1 Mile	17,200
3 Mile	172,237
5 Mile	340,188

Households

1 Mile	6,897
3 Mile	67,799
5 Mile	137,174

Daytime Employment

1 Mile	23,600
3 Mile	107,758
5 Mile	220,880

Average Household Income

1 Mile	\$69,853
3 Mile	\$71,328
5 Mile	\$78,891

TRAFFIC COUNT

(2022)

Southern Ave	27,733 VPD
Mill Ave	31,562 VPD



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