



# 4031 N 24th Street

Phoenix, Arizona 85016

## Property Features

- Frontage on 24th St
- Low NNN costs
- Monument signage
- Dense demographics
- Strong traffic counts
- Aggressive rates
- Fenced yard
- S/SEC 24th St and Camelback
- Easy Ingress/Egress
- Central Phoenix location
- Adjacent to Circle K
- Less than 1 mile to SR-51
- Servicing Arcadia, Biltmore and Camelback Corridor trade areas



<u>Demographics</u>	1 Mile	3 Miles	5 Miles
Average Age:	34.5	34	33.8
Population:	18,536	71,787	147,675
Average HH Income	\$58,140	\$59,296	\$59,131
Daytime Emp. Pop.	14,334	146,671	308,624
<u>Traffic Counts</u>	VPD		
E Indian School Rd:	35,176		
N 24th St:	25,262		

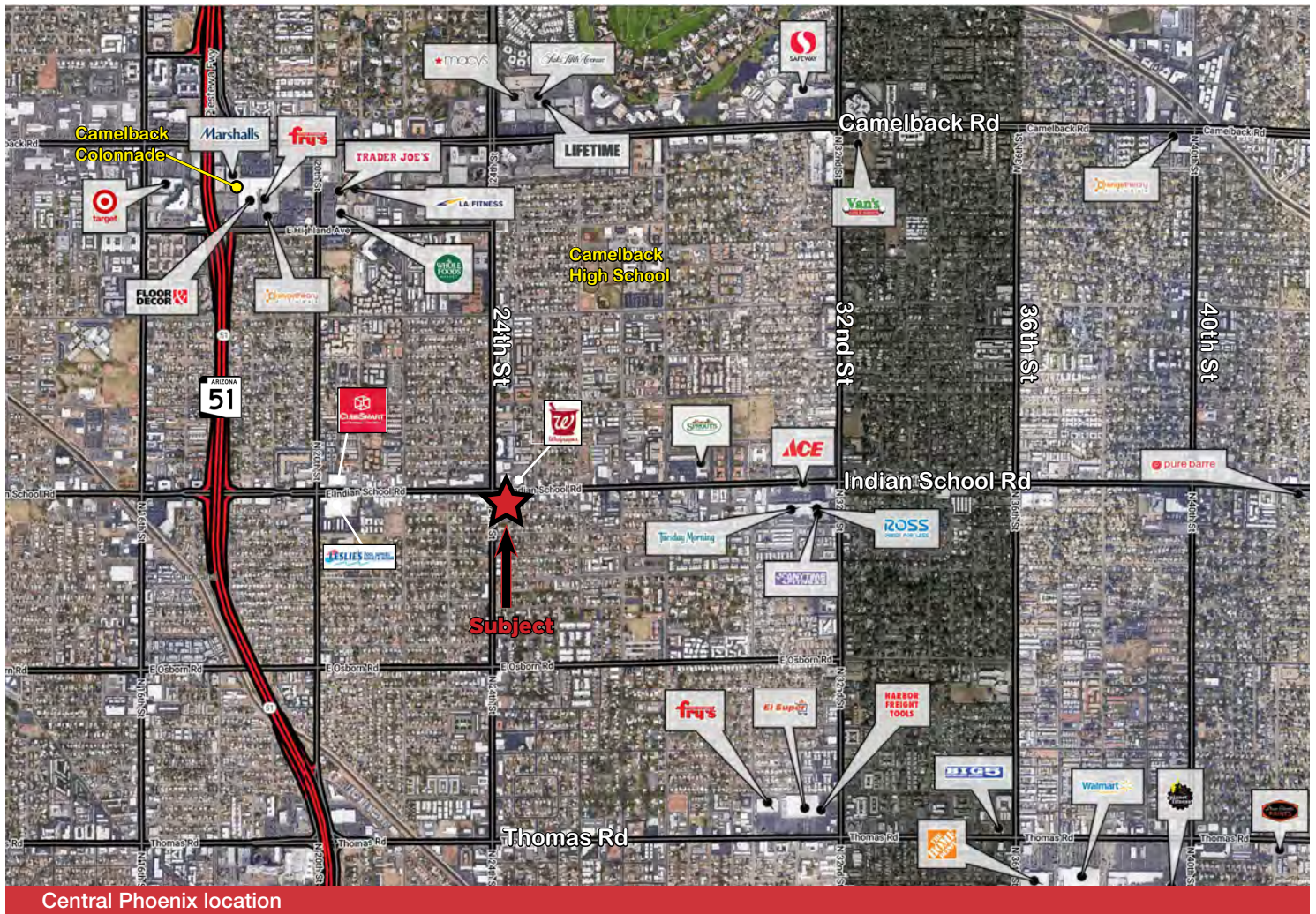
**For Lease: \$12.00 SF/yr  
 (NNN)**

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# Available Spaces

For Lease  
Indian School &  
24th St



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 100	Street Retail	\$12.00 SF/YR	NNN	2,500-9,500 SF	VACANT
Suite 101	Street Retail	\$12.00 SF/YR	NNN	4,000-9,500 SF	VACANT
Suite 102	Street Retail	\$12.00 SF/YR	NNN	3,000-9,500 SF	VACANT

# Property Photos

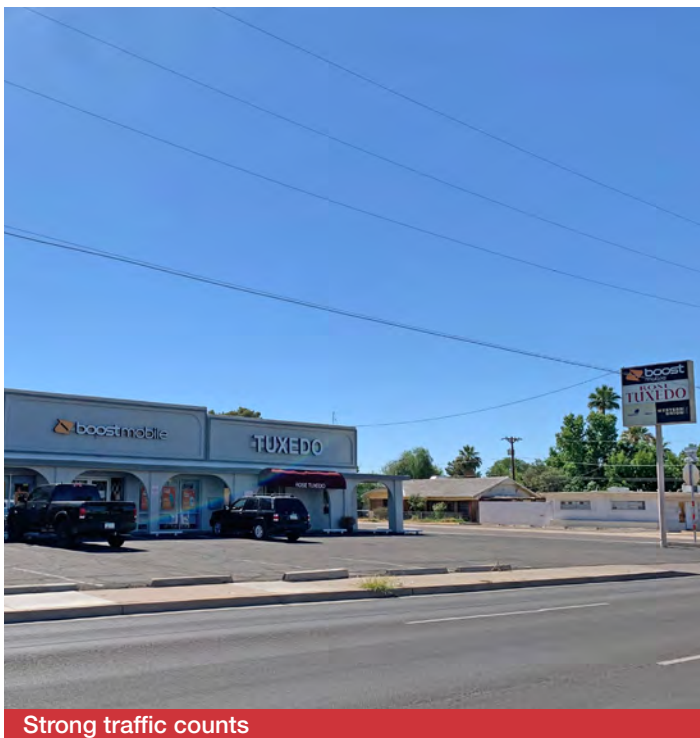
For Lease  
Indian School &  
24th St



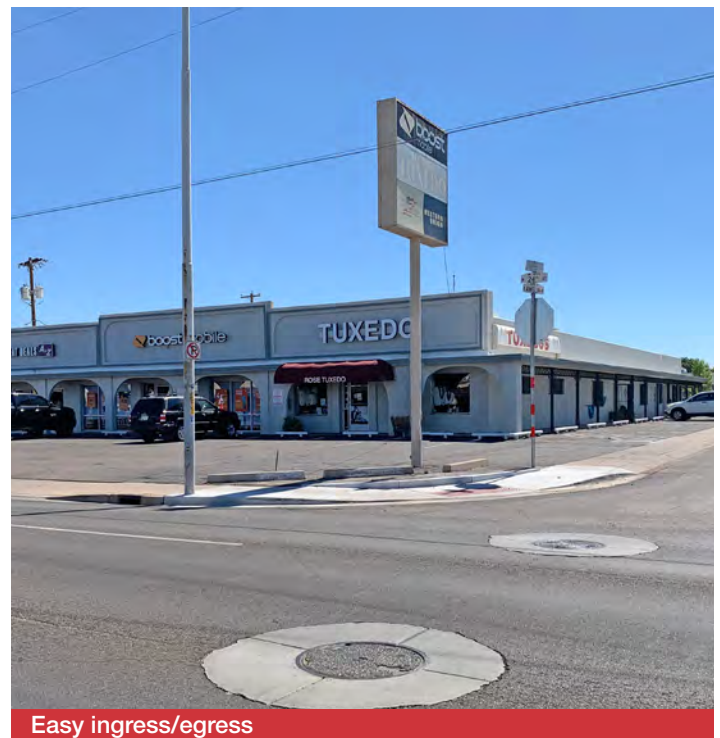
Monument signage



Frontage on 24th St



Strong traffic counts



Easy ingress/egress