

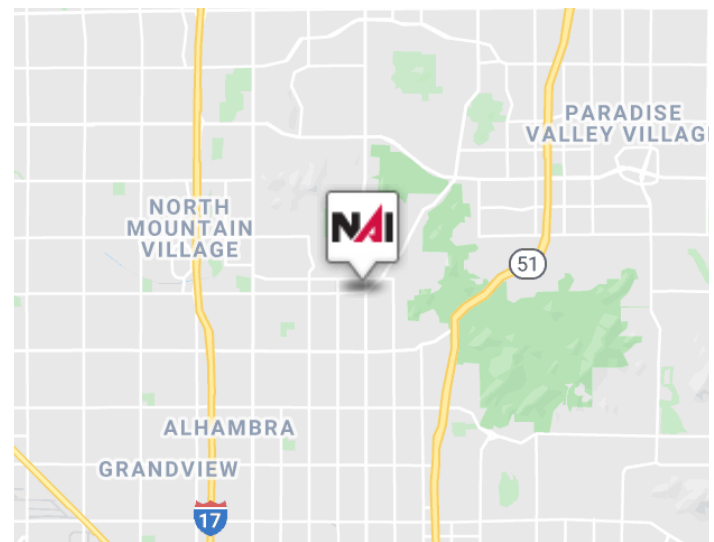


9241 N 6th Street

Phoenix, Arizona 85020

Property Features

- ±4,001 SF multi-tenant retail/office center with strong tenants
- ±566 - 2,564 SF available for lease
- Opportunity to create own tenant mix for investment or occupy as owner/user
- Well-maintained
- Each suite has 2 private entrances
- Quiet co-tenants
- Use determined by Hatcher Road Overlay Zoning Designation
- Suites may be combined
- End cap
- Ample parking in rear
- Great view of North Mountain
- High traffic counts
- Great visibility
- Located west of the southeast corner of 6th St & Hatcher Rd



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	34.4	36.4	37.1
Population:	17,346	147,722	400,657
Average HH Income	\$81,443	\$82,666	\$83,153
Daytime Emp. Pop.	4,783	47,330	134,293

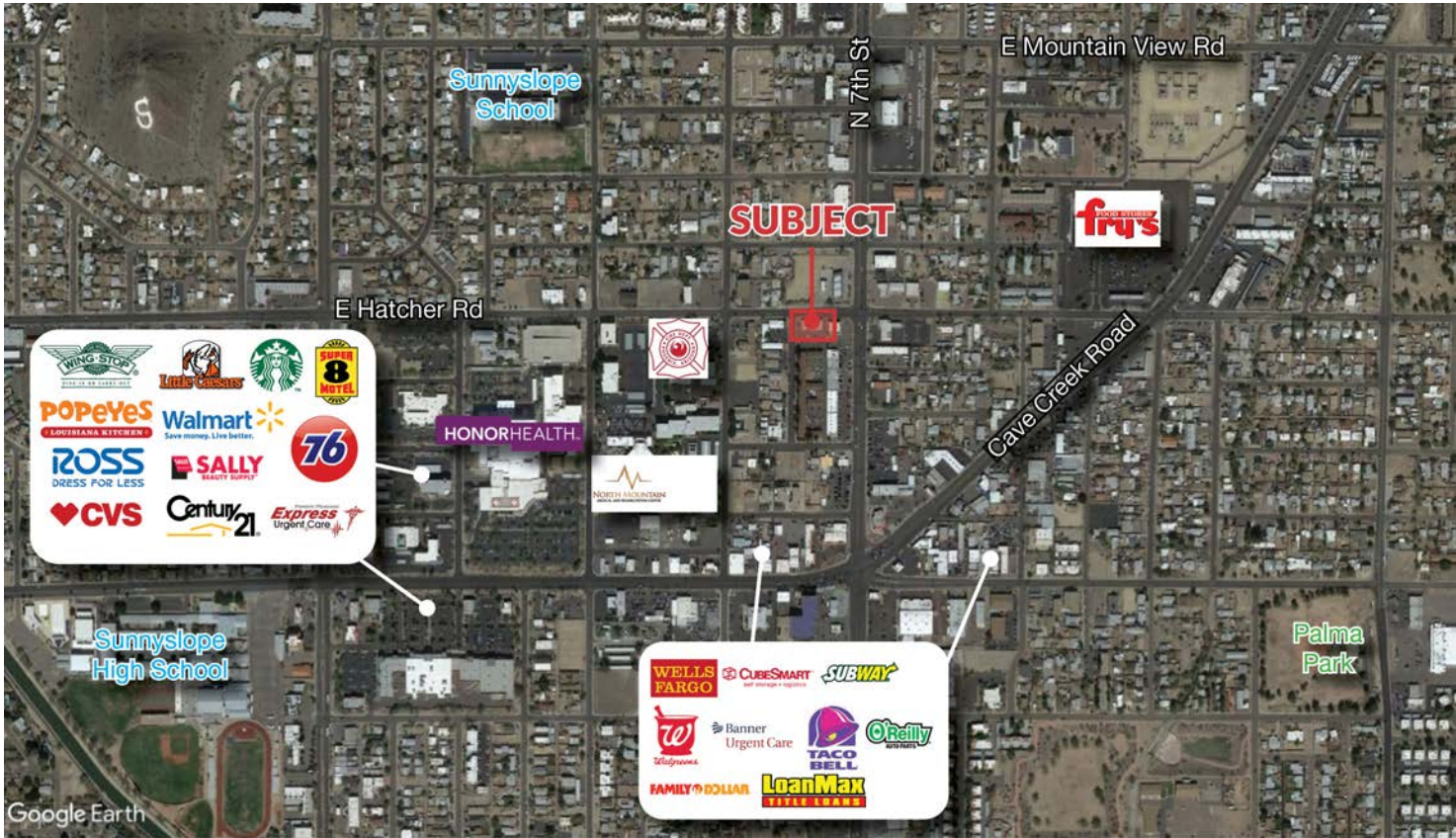
Traffic Counts

	VPD
E Baseline Rd:	37,164
S 24th St:	4,321

Under Contract - Accepting Backup Offers
For Sale: \$550,000 (\$137.47/SF)

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Under Contract -
Accepting Backup Offers
**Multi-Tenant
Retail/Office Center**



UNDER CONTRACT - ACCEPTING BACKUP OFFERS