

FORMER CARL'S JR. - 1 ACRE HARD-CORNER

NWC 24TH STREET & WASHINGTON | PHOENIX, ARIZONA

FOR LEASE



SIZE: ±4,283 SF / 1.14 ACRES



AVAILABLE POLE SIGNAGE



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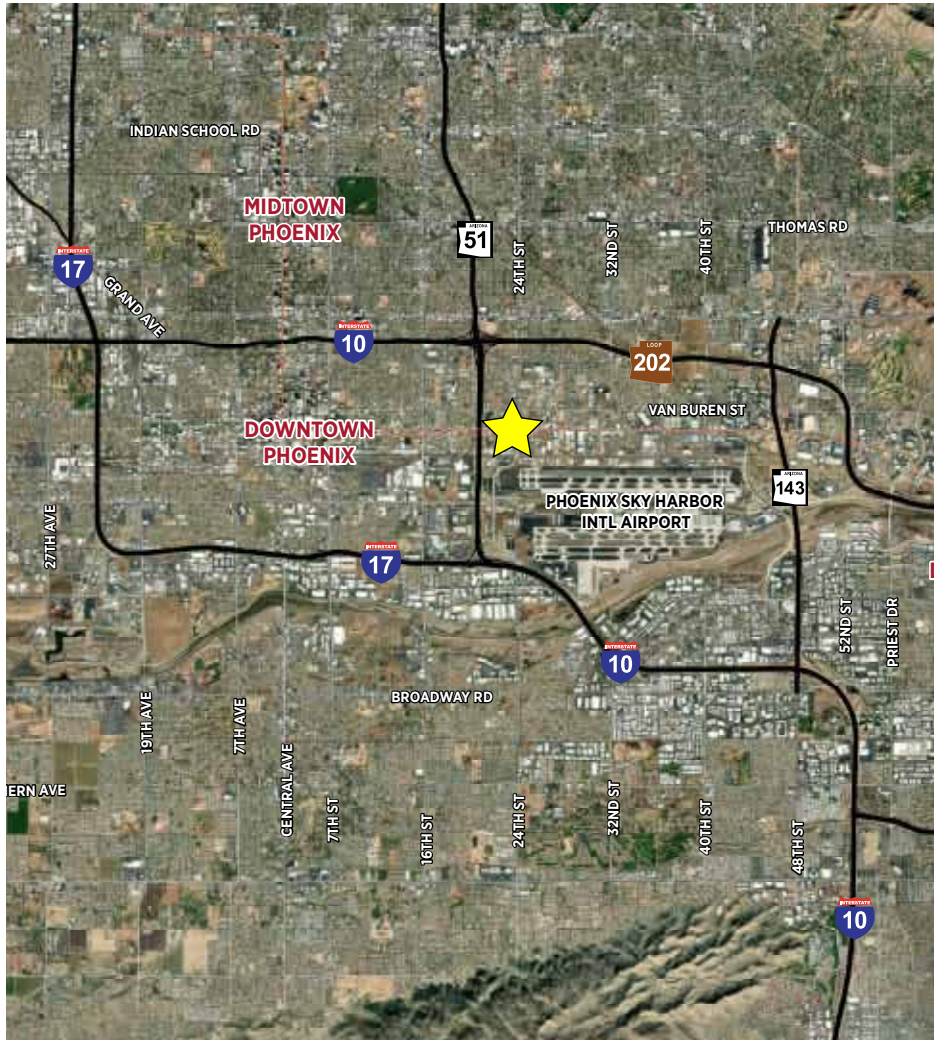


**CUSHMAN &
WAKEFIELD**

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PROPERTY FEATURES

- Former Carl's Jr. Restaurant
- Size: ±4,283 SF / 1.14 Acres
- Property is zoned C-3, city of Phoenix
- Second generation drive-thru restaurant
- Hard-corner signalized intersection
- Fully fixtured
- 60 free surface parking spaces
- 30 foot free-standing pole sign
- [Call for Lease Rate](#)

DEMOGRAPHICS*

2019 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	11,915	117,597	327,281
HOUSEHOLDS	3,263	41,534	126,784
AVERAGE HH INCOME	\$37,328	\$63,746	\$78,313

2019 TRAFFIC COUNTS	Vehicles Per Day
North/South on 24th Street	16,526
Interstate 10	189,373

2019 LIGHT RAIL	Average Daily Riders
Stop at 24th Street & Washington	1,060 Riders

*ESRI 2019, Valley Metro

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