

2710 W Southern Avenue

Phoenix, Arizona 85041

Property Features

- Move-in ready second generation space available
- Former flooring company & former coffee shop space
- Supported by large residential communities being built by Lennar Homes, KB, and Liberty to name a few
- High traffic count on Southern Ave
- Newer center, built 2007
- Located near Sky Harbor International Airport & I-17



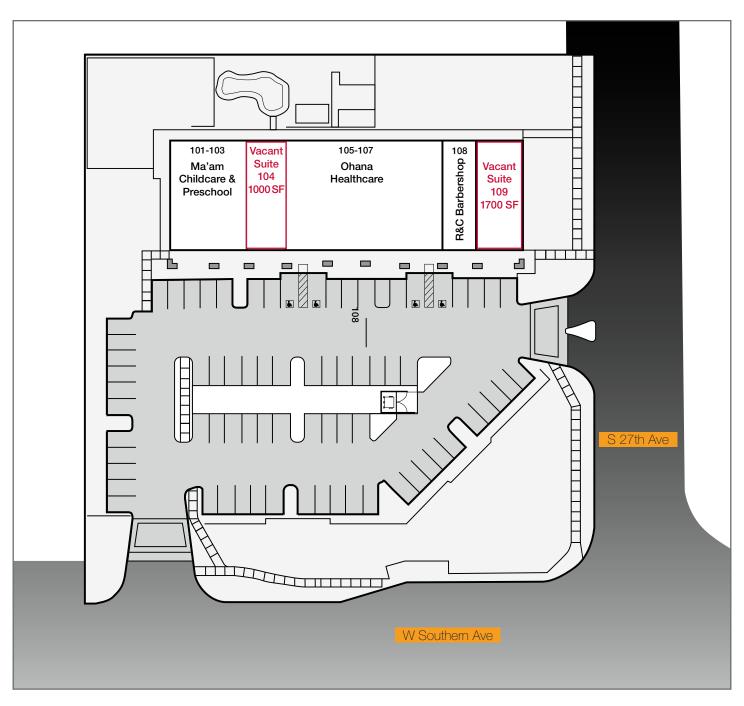
Suite 104	1,000 SF	Former coffee shop space
Suite 109	1,700 SF	Former flooring company space

For Lease: \$20.00 SF + \$7.84 NNN



Site Plan

For Lease Southern Plaza



Suite 104 1,000 SF Suite 109 1,700 SF



Suite Photos

For Lease Southern Plaza











Site Plan

For Lease Southern Plaza



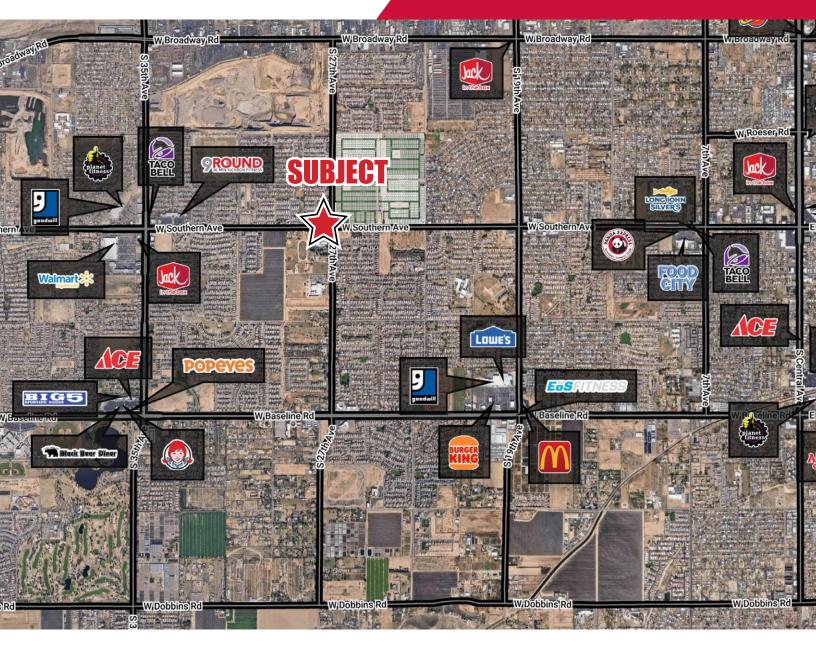
Demographics	1 Mile	3 Miles	5 Miles
Average Age:	31.30	32.60	33.30
Population 2021 Est:	15,749	89,366	209,908
Average HH Income	\$85,455	\$75,843	\$71,520
Daytime Emp. Pop.	932	17,331	130,914
Traffic Counts	Vehicles Per Day (VPD)		
Southern Ave	28,093		
S 27th Ave		5,639	



Immediate Trade Area

For Lease Southern Plaza

1,000 and 1,700 SF



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