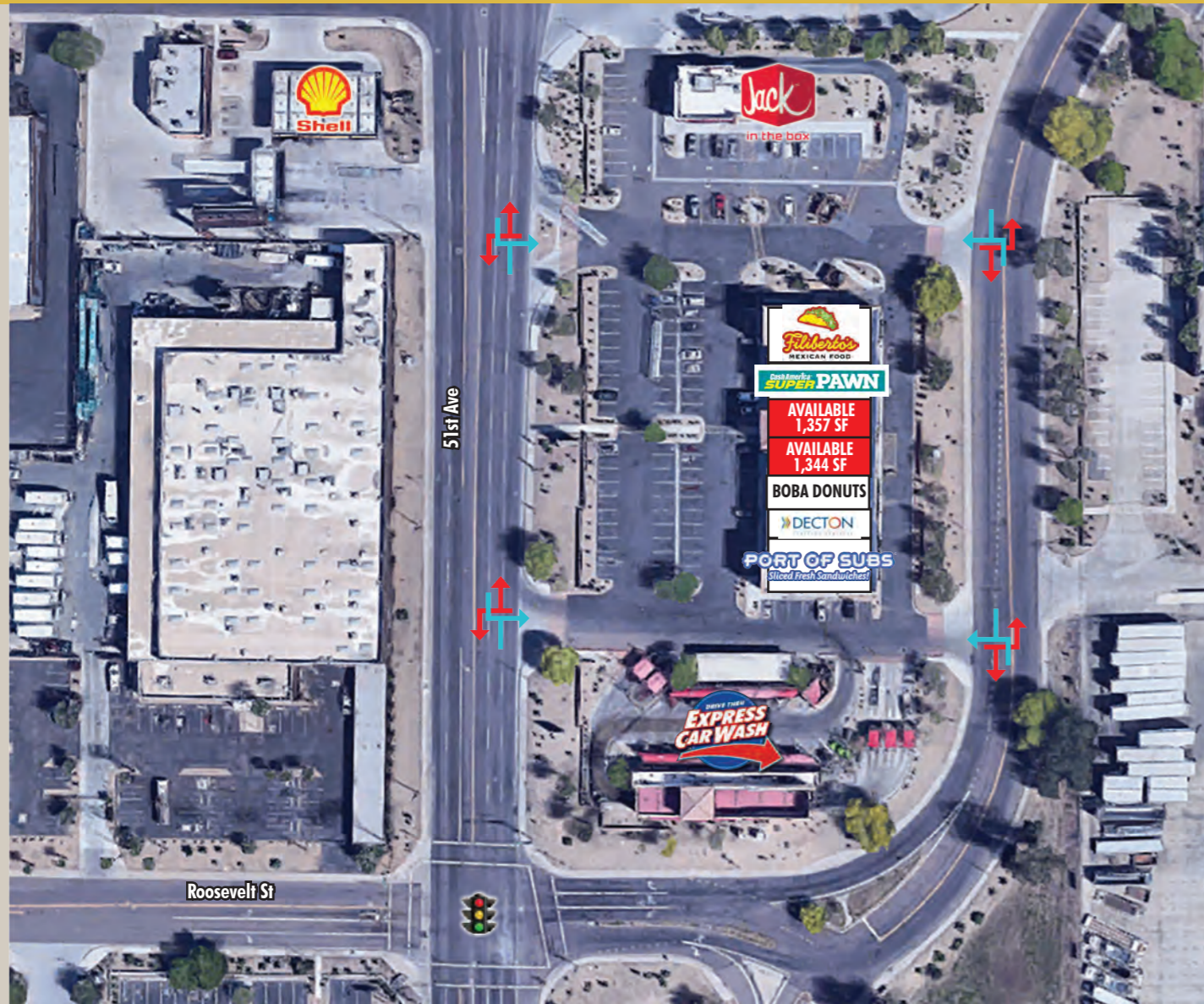


South of the Southeast Corner of 51st Avenue & I-10 - Phoenix, Arizona



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2019)	12,349	153,536	409,373
Projected Population (2024)	13,578	169,470	449,782
Estimated Avg. Household Income (2019)	\$46,409	\$45,460	\$50,473
Projected Avg. Household Income (2024)	\$53,913	\$49,615	\$55,077
Average Household Size (2019)	3.62	3.80	3.52
Total Daytime Employees (2019)	9,404	51,536	139,208
Median Age (2019)	28.3	28.6	29.1

TRAFFIC COUNTS (2019 Source: Sites USA)

I-10	244,199
51st Avenue	47,845
Total Cars Per Day	292,044



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HIGHLY VISIBLE SHOP SPACE JUST SOUTH OF I-10 FREEWAY

South of the Southeast Corner of 51st Avenue & I-10 - Phoenix, Arizona

2 SUITES AVAILABLE - 1,344 SF & 1,357 SF

FOR LEASE



For further information contact:

CARL JONES, JR.
 (602) 393-0117
 carl.jones@derito.com

MICHAEL FRANKS
 (602) 393-0140
 michael.franks@derito.com

9120 E. Talking Stick Way, Suite E-1
 Scottsdale, AZ 85250
 o. 480.834.8500 | f. 602.381.1981
 www.derito.com

PROJECT HIGHLIGHTS

- Dynamic daytime corridor with over 51,000 employees in 3 miles
- Highly visible space excellent for QSR or service retail
- 1 mile east of **LOOP 202** South Mountain freeway (currently under construction)
- North and South facing monument signage along 51st Ave



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