



4744 E Thunderbird

4744 E Thunderbird, Phoenix, Arizona 85032

Property Features

- ±2,500 SF end cap (divisible to ±900 SF)
- Signalized intersection with high traffic counts
- Dense population, 1 mile from Paradise Valley Mall
- Aggressive lease rate for this intersection
- Surrounded by residential housing
- Join Phenix Salon Suites, Spencer's and more
- Located in close proximity to other major retailers and SR-51 Freeway



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	42	41	41
Population:	14,107	116,281	227,893
Average HH Income:	\$88,170	\$95,020	\$94,877
Daytime Employment/Population	6,919	47,694	154,151

Traffic Counts

	VPD
E Thunderbird Rd	22,626
Tatum Blvd	38,756

For Lease: \$13.00 SF/yr (NNN)

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For Lease

TNT Plaza

Additional Photos



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