

East of the Northeast Corner of 40th St & Chandler Blvd - Phoenix, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	2 Miles	3 Miles
Estimated Population (2016)	18,141	64,603	132,574
Projected Population (2021)	19,563	69,727	143,256
Estimated Avg. Household Income (2016)	\$96,219	\$100,021	\$101,310
Projected Avg. Household Income (2021)	\$112,316	\$118,625	\$120,822
Average Household Size (2016)	2.39	2.36	2.43
Total Daytime Employees (2016)	4,627	39,883	94,790
Median Age (2016)	35.9	38.1	37.5

**TRAFFIC COUNTS** (2016 Source: CoStar)

S Mountain Pkwy	17,007
Chandler Blvd	35,237
<b>Total Cars Per Day</b>	<b>52,244</b>



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

**RETAIL SPACE - PRIME AHWATUKEE ARTERIAL**

East of the Northeast Corner of 40th St & Chandler Blvd - Phoenix, Arizona

1,170 SF TO 3,888 SF AVAILABLE / MAJOR RETAIL CORRIDOR

FOR LEASE



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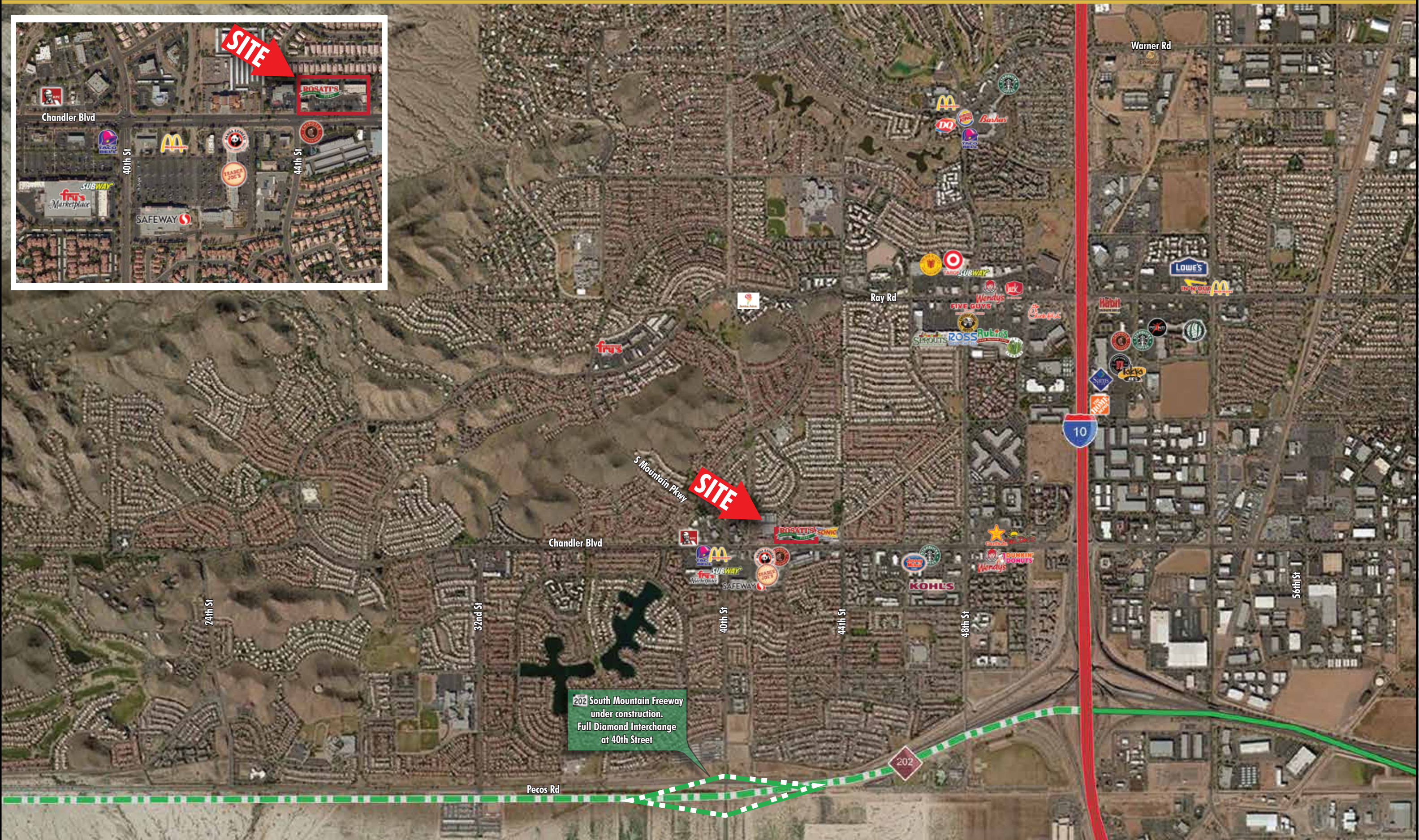
**PROJECT HIGHLIGHTS**

- 1 mile west of ; 1 mile north of new
- Going home side of traffic/Excellent visibility along Chandler Blvd
- Traffic signal access
- Join:
- Over \$100,000 household income within a 3 mile radius
- Monument signage available on Chandler Blvd
- Tenants at intersection:



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202 South Mountain Freeway  
under construction.  
Full Diamond Interchange  
at 40th Street