Southgate Center - N/NEC Central Ave & Baseline Rd

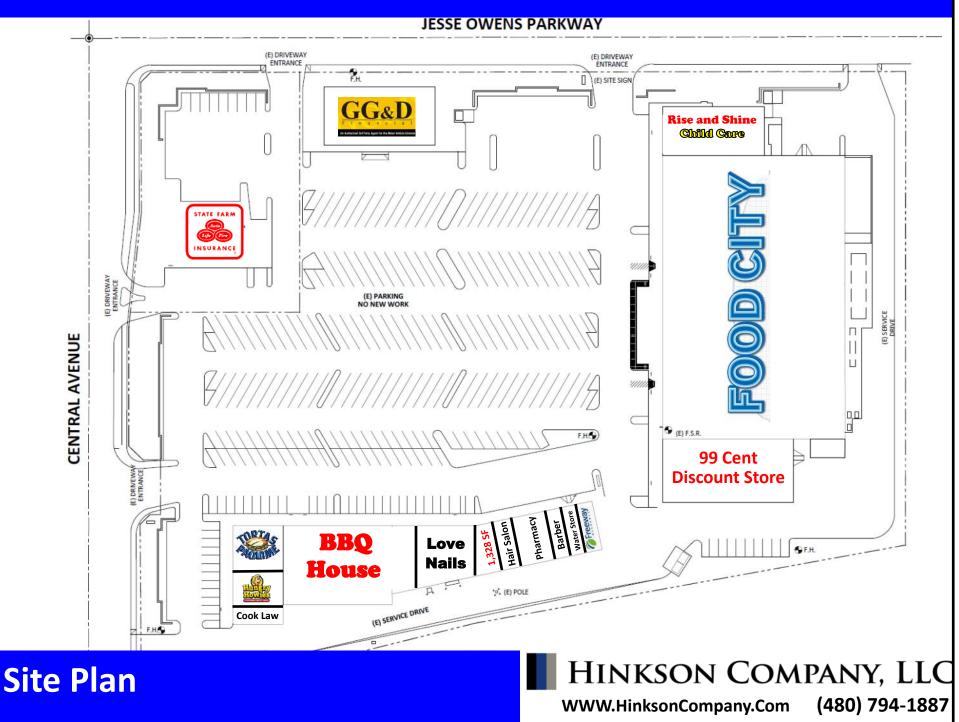
Phoenix, AZ — EXTERIOR REMODEL JUST COMPLETED!



Highlights:	-Shopping Center full remodel Great New Property	DEMOGRAPHICS			
			<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
		Population:	17,494	91,591	165,658
	-Very Busy Food City completed interi	Daytime Population	3,664	20,333	138,073
	or remodel	Avg. Income:	\$42,927	\$47,650	\$49,612
	97,695 SF	Traffic Counts			
<u>Property Size:</u>		Central Ave		26,954 VPD	
<u>Available:</u>		Baseline Rd 27.706 VPD)
	1,328 SF - Inline in front of FOOD CITY	Location: -Just South of Downtown Phoenix on Central Ave			
Shops:		-Limited opportunities in Trade Area with Grocery			
		Anchor			
		-Great Visibility to Street			
		-Strong Vibrant Community Feel to Neighborhood			
HINKSON COMPANY, LLC 5050 N 40Th St Suite 350 Phoenix, AZ 85018 480-794-1887 Office: 480-794-1887 Web: HinksonCompany.com		For Additional Information Please Contact:			
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

N/NEC Central Ave & Baseline Rd, Phoenix, AZ



Site Plan

N/NEC Central Ave & Baseline Rd, Phoenix, AZ



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New Remodeled Elevations

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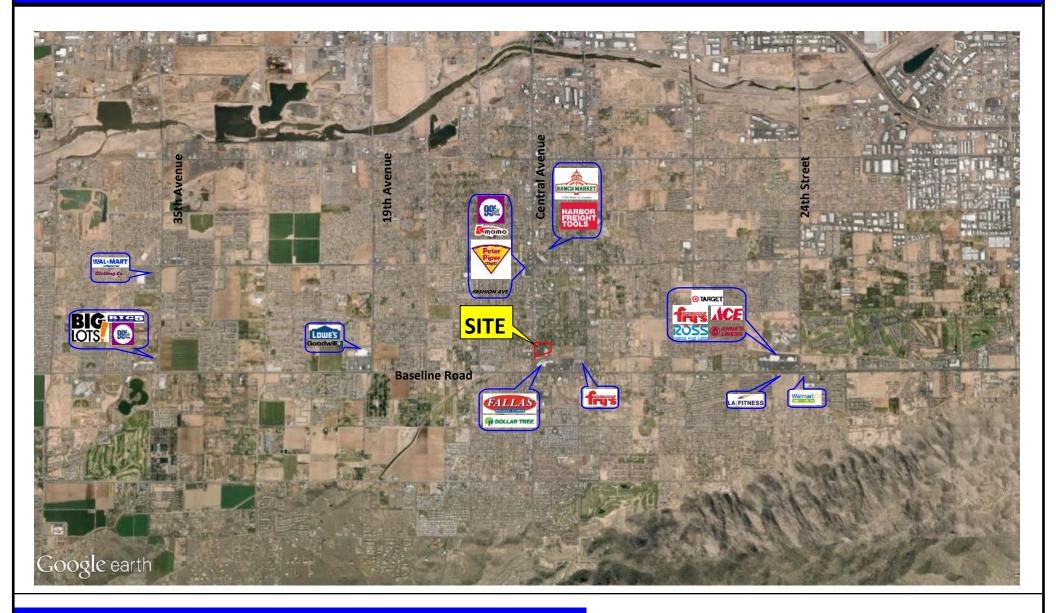


Trade Area Aerial View

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Trade Area Aerial

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