

# Southgate Center - N/NEC Central Ave & Baseline Rd

Phoenix, AZ — EXTERIOR REMODEL JUST COMPLETED!



**Highlights:**

- Shopping Center full remodel Great New Property
- Very Busy Food City completed interi or remodel

**Property Size:** 97,695 SF

**Available:**

**Shops:** 1,328 SF - Inline in front of FOOD CITY

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population:</b>	17,494	91,591	165,658
<b>Daytime Population</b>	3,664	20,333	138,073
<b>Avg. Income:</b>	\$42,927	\$47,650	\$49,612

## Traffic Counts

Central Ave	26,954 VPD
Baseline Rd	27,706 VPD

**Location:**

- Just South of Downtown Phoenix on Central Ave
- Limited opportunities in Trade Area with Grocery Anchor
- Great Visibility to Street
- Strong Vibrant Community Feel to Neighborhood

**HINKSON COMPANY, LLC**

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Office: 480-794-1887 Web: [HinksonCompany.com](http://HinksonCompany.com)

For Additional Information Please Contact:

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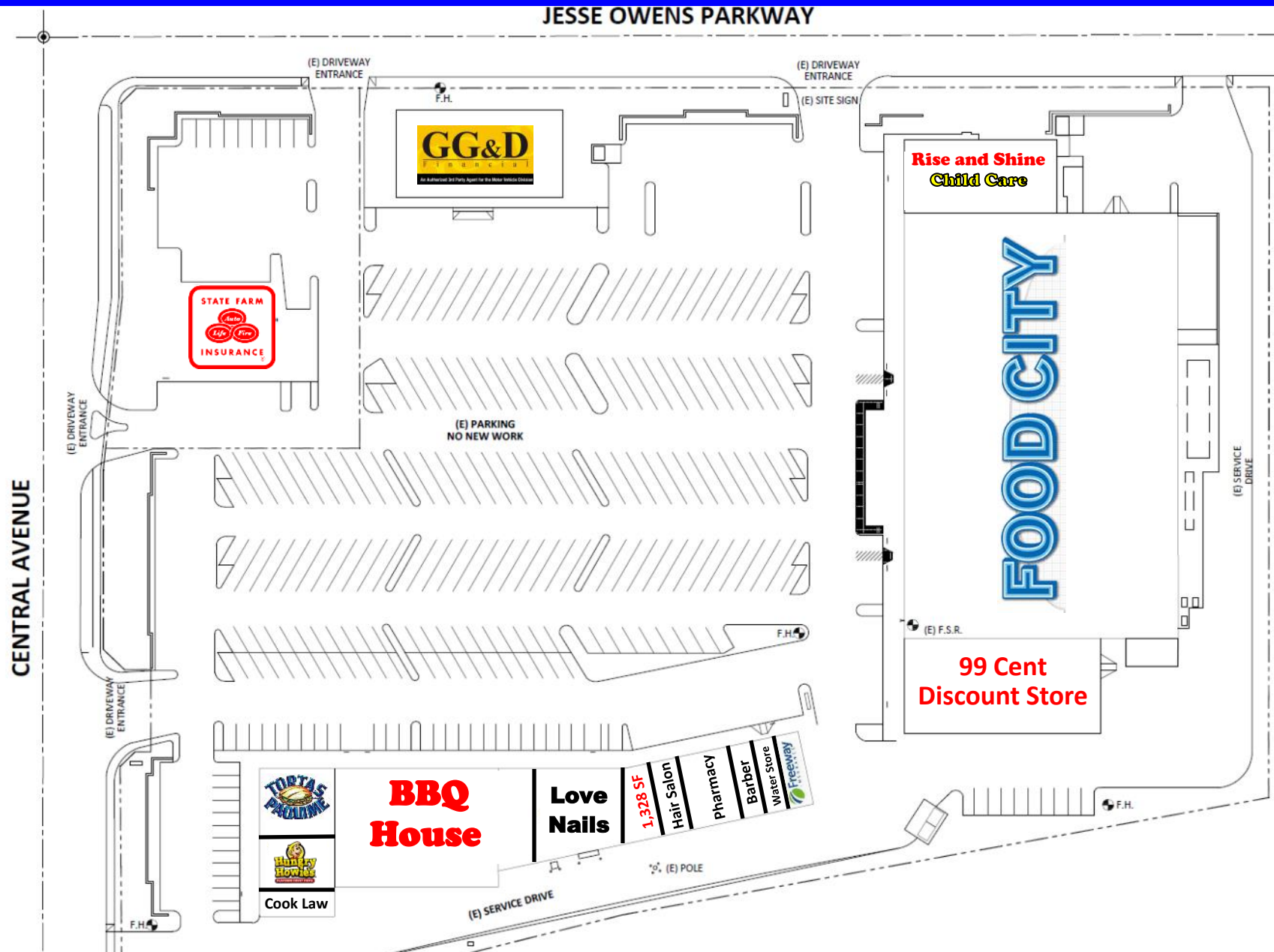
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N/NEC Central Ave & Baseline Rd, Phoenix, AZ



## Site Plan

**HINKSON COMPANY, LLC**

WWW.HinksonCompany.Com (480) 794-1887

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**New Remodeled Elevations**

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New Remodeled Elevations

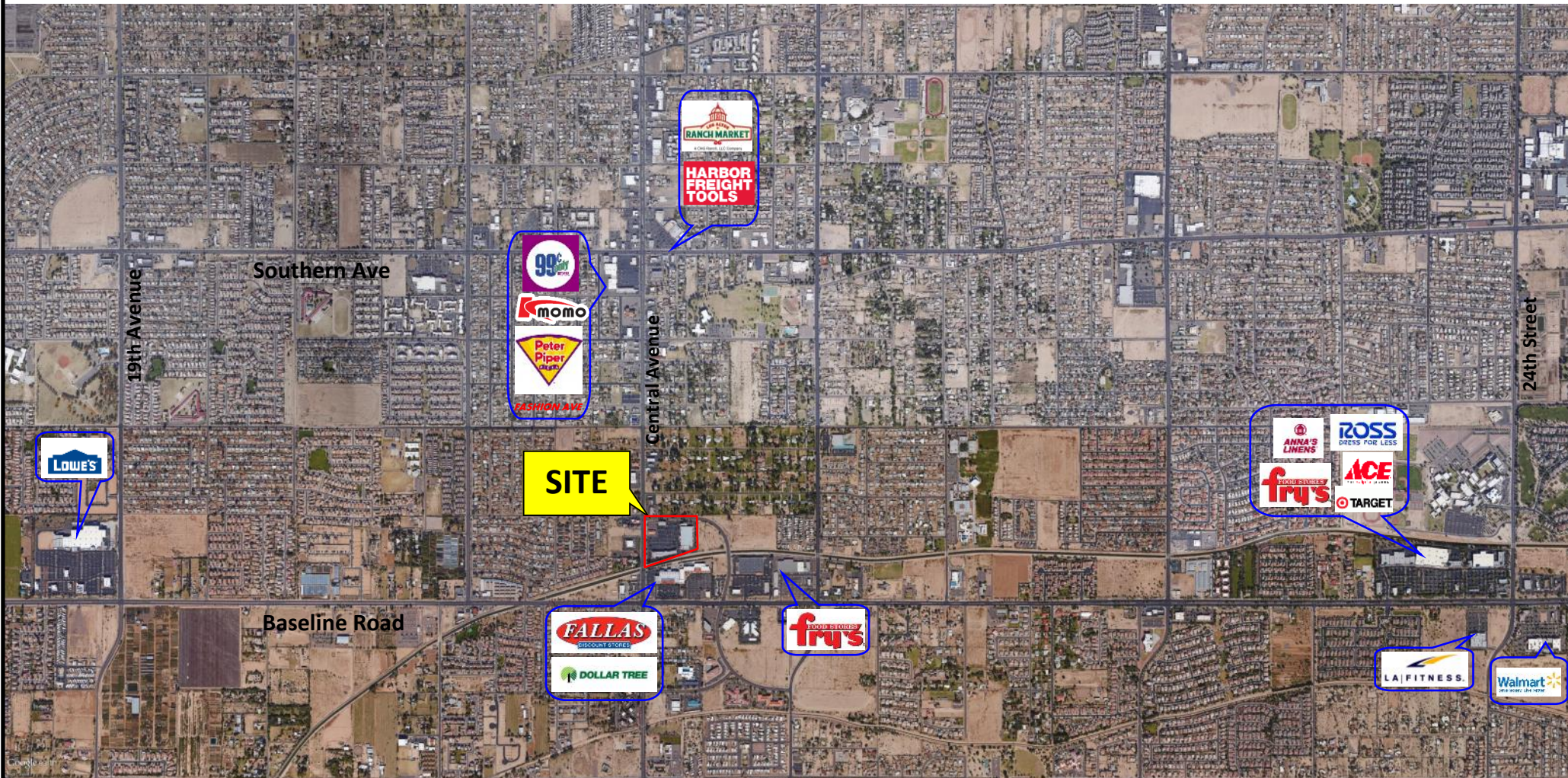
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## Trade Area Aerial View

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Trade Area Aerial

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