



4337 W Indian School Rd

Phoenix, AZ 85031

Property Features

- Single story with easy access to parking
- 70,000+ Vehicles Per Day at Intersection
- Densely Populated
- Indian School Road Frontage
- Renovated in 2004
- Monument signage available

Location Features

- Nearby many area amenities
- On an active public transportation routes
- Close proximity to 1-17 and 1-10 Freeways



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
106	\$15 SF/YR	NNN	960 SF
107	\$14 SF/YR	NNN	2,550 SF

Matt Harper, CCIM

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NAI Horizon

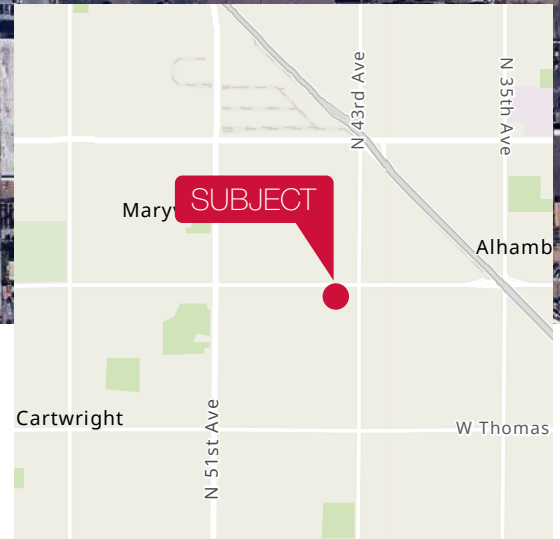
2944 N 44th St., Suite 200

Phoenix, AZ 85018

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Site Aerial

4337 W Indian School Road
For Lease: Retail Space



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	30.1	31.1	32.7
Population:	19,872	229,609	539,578
Average HH Income	\$52,909	\$51,325	\$59,131
Daytime Emp. Pop.	11,631	60,291	198,712

Traffic Counts

	VPD
W Indian School & N 44th Ave	43,311
N 43rd Ave & W Glenrosa Ave	29,645



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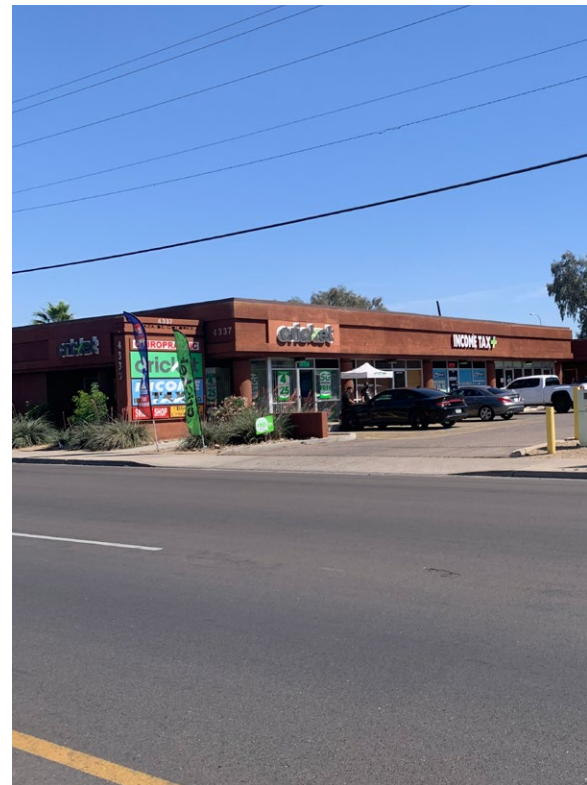
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Site Photos

4337 W Indian School Road
For Lease: Retail Space



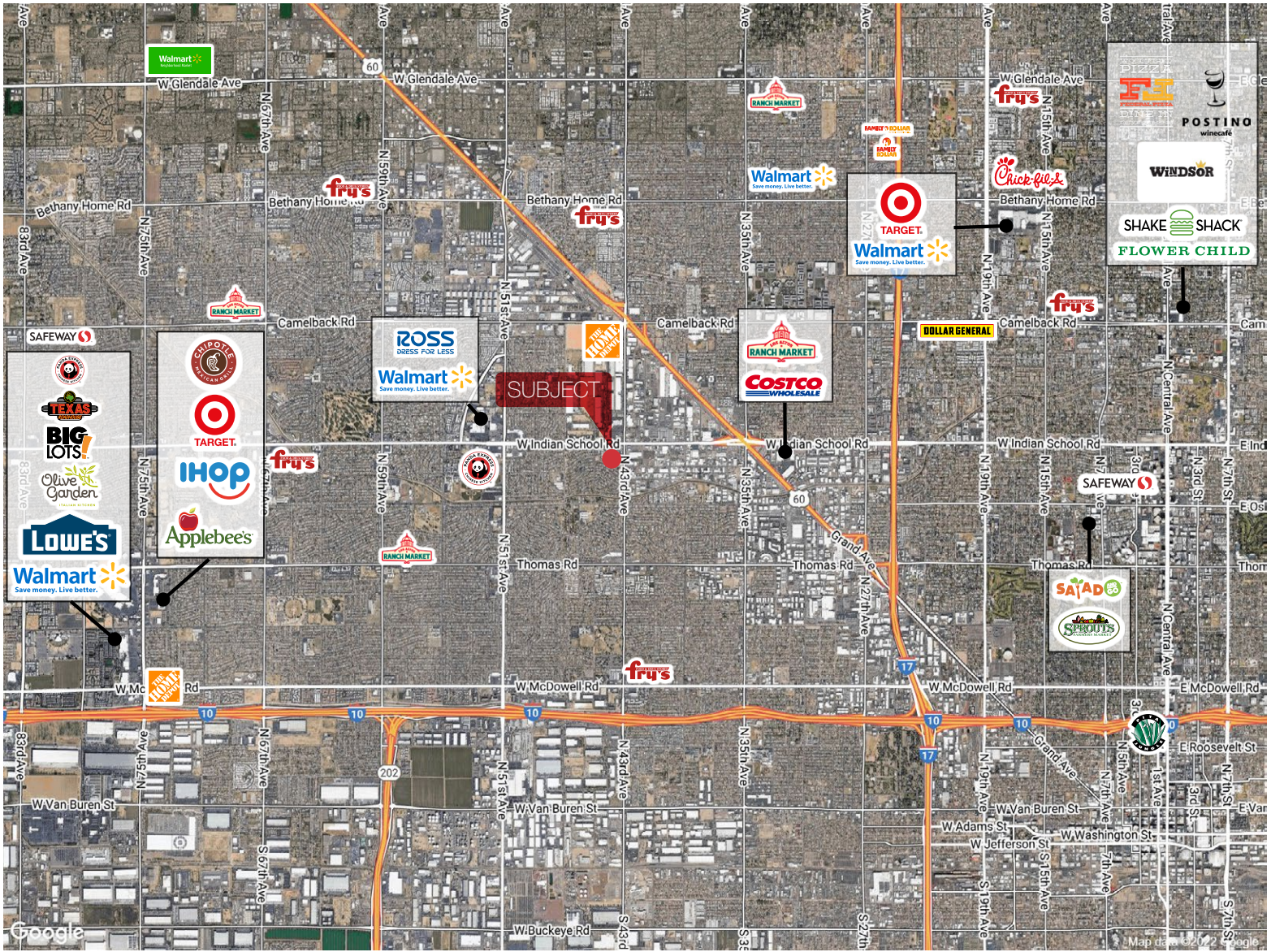
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Trade Area

4337 W Indian School Road For Lease: Retail Space



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