

HARD CORNER INFILL REDEVELOPMENT OPPORTUNITY ON SCOTTSDALE ROAD

NEC Scottsdale Rd & Thomas Rd
Available for Lease



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PROPERTY FEATURES

PROPERTY HIGHLIGHTS




- Hard corner location on Scottsdale Road
- Premier infill intersection
- Ideally situated between Old Town Scottsdale and South Scottsdale/Tempe
- Signalized intersection
- Surrounded by highly successful national retailers
- Adjacent to hospital and medical office
- Perfect site for fast food, sit down restaurants, medical office, self storage, hotel, grocery, etc.

Building Size: ±19,905 SF (Divisible)

Lot Size: ±1.75 Acres; ±76,028 SF (Divisible)

Zoning: C-3, Scottsdale

NEIGHBORHOOD DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 	21,078	105,808	256,254
Average Household Income 	\$81,523	\$95,797	\$88,458
Households 	10,338	51,672	113,913

SURROUNDING RETAIL MAP



MESA

CUSHMAN & WAKEFIELD

FOUNTAIN PLAZA

TEMPE MARKETPLACE

SCOTTSDALE & LOOP 202

MILL AVENUE DISTRICT

TEMPE

ASU
ARIZONA STATE UNIVERSITY

phoenixzoo
ARIZONA CENTER - BIODIVERSITY CONSERVATION

DESERT BOTANICAL GARDEN

CONTACT

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TEMPE MARKETPLACE

TEMPE TOWN LAKE

202

SCOTTSDALE & MILLER

SCOTTSDALE & MCDOWELL

SKYSONG

SCOTTSDALE CROSSING

±38,400 VPD

±27,300 VPD

THE VINTAGE
±152 UNITS

PLANNED HOTEL
±44 ROOMS

THE TOMSCOT
±278 UNITS

SITE

SCOTTSDALE RD

±31,200 VPD

CHASE

±32,471 VPD

COLONIAL GRAND AT
OLDTOWN SCOTTSDALE
±472 UNITS

THOMAS RD

PERDOYS

THE GRIFFIN
±277 UNITS

CARTER
±365 UNITS



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