

# 'RESTAURANT' END CAP



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## NWC Hayden & Thomas Rds.

### Traffic Counts:

34,700 vpd Hayden Rd.  
29,350 vpd Thomas Rd.

### Average HH Income

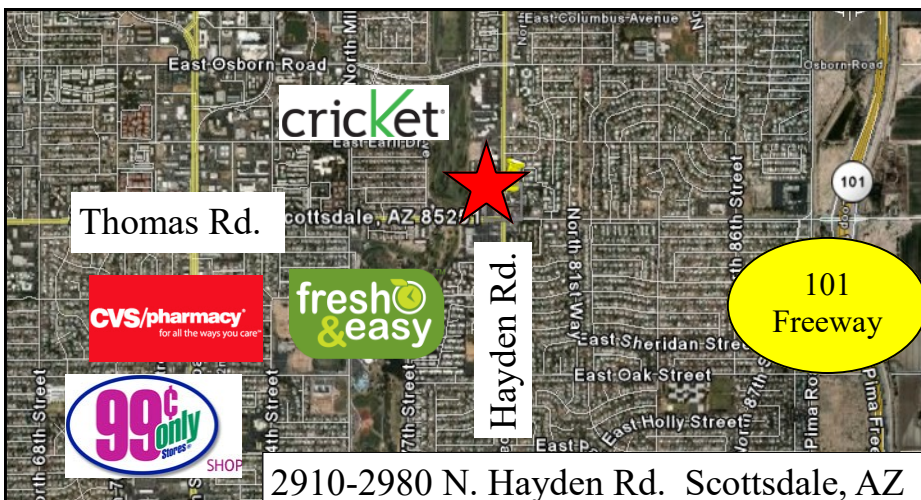
\$69,730- 5 mile radius  
\$70,455- 3 mile radius  
\$73,858- 1 mile radius

### Population

223,811-5 mile radius  
90,310-3 mile radius

- Former Dunkin Donuts
- Great Visibility
- High Traffic Counts
- Excellent Demographics
- 1,775– 2,475 SF Available
- Project Size: 57,248 SF

This is a great opportunity for businesses looking to lease at an excellent demographic intersection. Currently the major tenants in the project are Independence Gym, Impact MMA Fighting, Camelback Crossfit, Pick & Pickle Restaurant and Destination Kona. This center is located right in the nucleus of the Metropolitan Phoenix area. The intersection of Hayden & Thomas is one (1) mile from the 101 Freeway and three (3) miles from the 202 Freeway.







Suite #2910

2,475 SF Available

