



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

HARD CORNER FREESTANDING BUILDING

NEC 51st Ave. & McDowell Rd.
5050 W. McDowell Rd., Phoenix, AZ

FOR LEASE

2,400 SF Building on
22,390 SF of Land

Hard Corner Location

Excellent Street Visibility

Huge Traffic Volumes

Positioned in Heart of
Growing Trade Area

Approximately 160,503
Residents Within a
3-Mile Radius

Pylon Sign



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258

RGcre.com

JAKE ERTLE

480.214.9419

Jake@RGcre.com



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DEMOGRAPHICS (2017)

Population Estimates

1 Mile	22,362
3 Mile	160,503
5 Mile	420,758

Average Household Income

1 Mile	\$38,316
3 Mile	\$36,954
5 Mile	\$41,676

Households

1 Mile	6,477
3 Mile	44,178
5 Mile	124,686

Traffic Counts

North:	29,200
South:	36,900
East:	51,500
West:	47,200

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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