



## PAWN SHOP AVAILABLE FOR LEASE

S of the SEC of 43rd Ave & Dunlap  
8943 N. 43rd Ave., Phoenix, AZ

### FOR LEASE

2,000 SF

\$18.00 NNN

C-2 Zoning

Great Visibility

Just south of a new  
freestanding Starbucks

Large Monument Sign

Interior has been remodeled  
and is ready for immediate  
occupancy

Exterior remodel  
just completed

Go to [RGcre.com](http://RGcre.com) and  
enter keyword "8943"



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
[RGcre.com](http://RGcre.com)

## MARK REIN

Owner/ Agent

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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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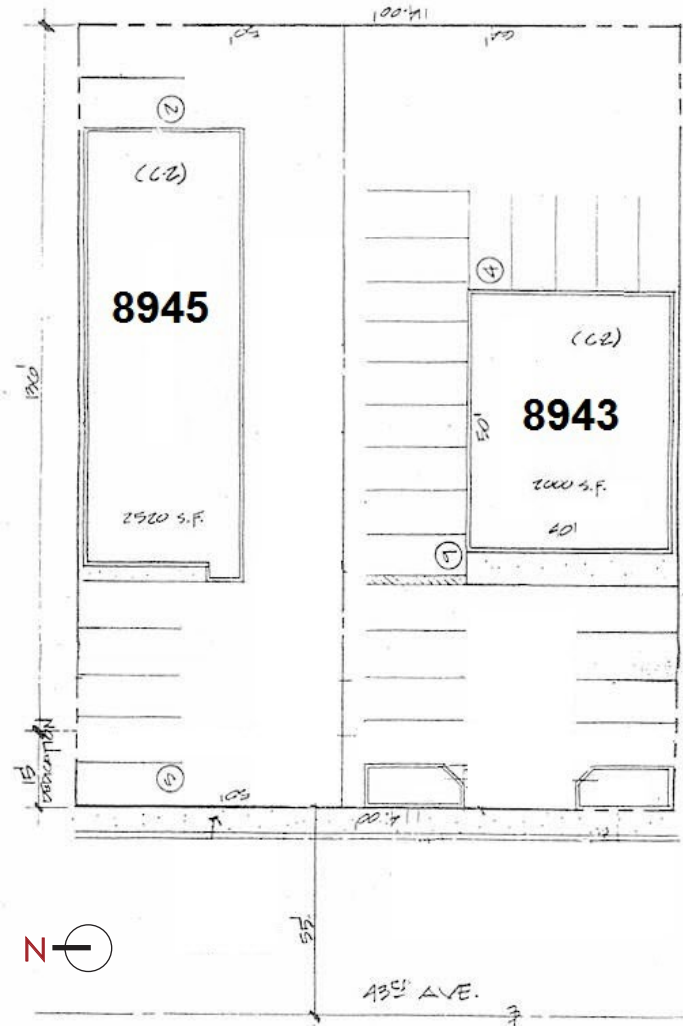
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### DEMOGRAPHICS (2017)

#### Population Estimates

1 Mile	20,866
3 Mile	180,865
5 Mile	474,210

#### Average Household Income

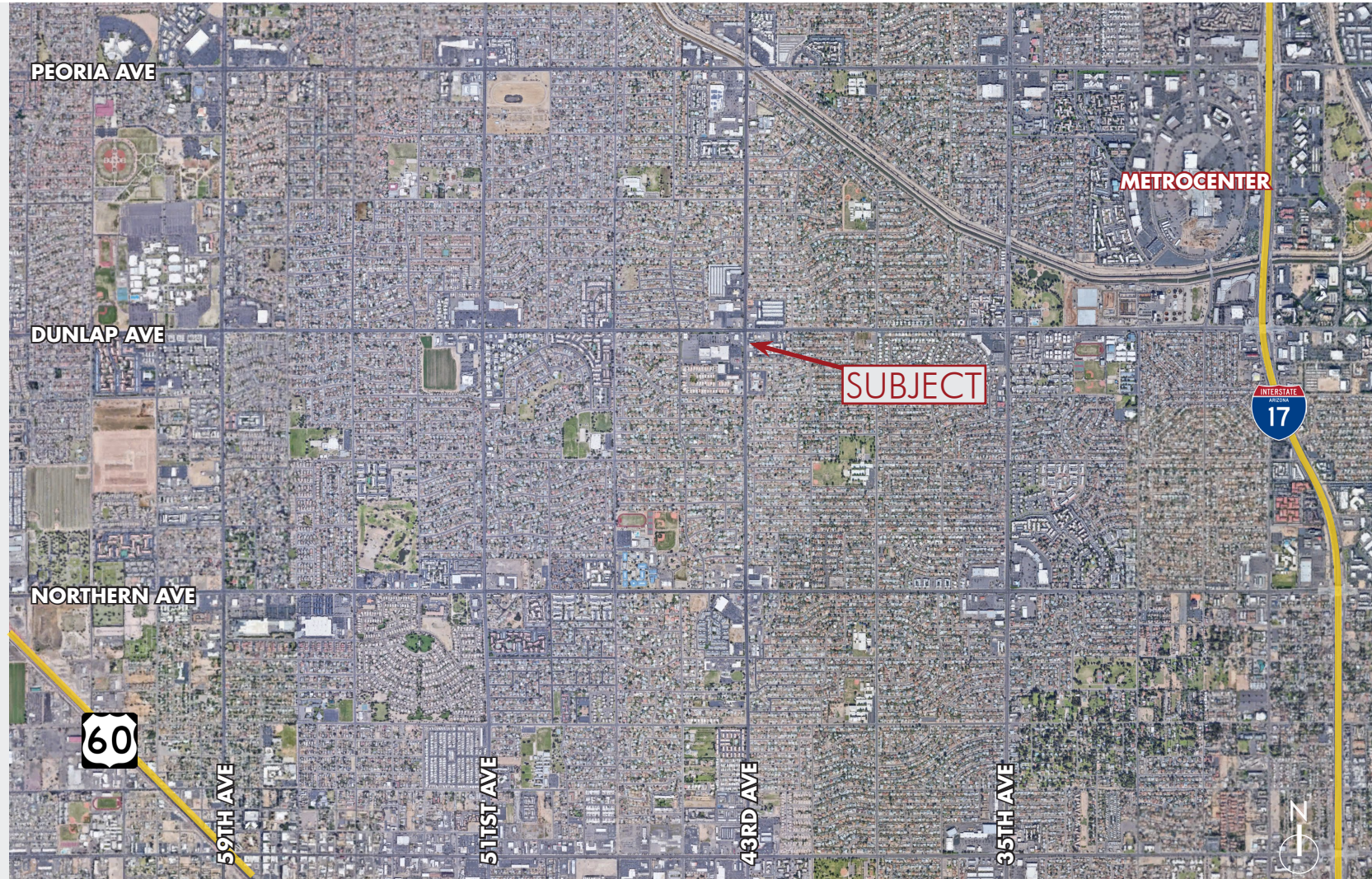
1 Mile	\$61,859
3 Mile	\$54,046
5 Mile	\$55,503

#### Households

1 Mile	7,151
3 Mile	66,049
5 Mile	166,143

### TRAFFIC COUNT

43rd Ave (N)	28,478
43rd Ave (S)	28,074
Dunlap (E)	35,819
Dunlap (W)	26,600



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