



FREESTANDING TURNKEY RESTAURANT/CATERING BUILDING

N/NEC Indian School & 16th St.
4117 N. 16th St., Phoenix, AZ

FOR LEASE/SALE

5,000 SF Fully Fixturized
Restaurant/Catering Building

±0.94 Acres

Over 62,000 VPD
at Intersection

More than 393,000
Residents within a
5-Mile Radius

Excellent Visibility with
Pylon Sign

Proximity to AZ-51 & I-10

Fully Fenced Property

Lots of Parking

Aggressive Landlord



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

NIC CHAVIRA

480.214.9409
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REIN & GROSSEHME
COMMERCIAL REAL ESTATE

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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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DEMOGRAPHICS

(2018)

Population Estimates

1 Mile	24,416
3 Mile	177,433
5 Mile	393,106

Average Household Income

1 Mile	\$63,214
3 Mile	\$69,979
5 Mile	\$68,490

Households

1 Mile	10,526
3 Mile	76,131
5 Mile	155,910

TRAFFIC COUNT

(2018)

Indian	East: 38,237
School Rd	West: 39,926
16th St	North: 21,713
	South: 25,478



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