



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

## LEASE, GROUND LEASE OR BUILT TO SUIT

NWC Baseline & 48th St.  
7442 S. 48th St., Phoenix, AZ 85042

### FOR LEASE, GROUND LEASE OR BTS

3,000 SF Existing Building

Hard Corner with  
Excellent Visibility

One of the Highest Traffic  
Volume Intersections in Metro  
Phoenix with Over 80,000  
Cars per Day

Three Points of  
Ingress & Egress

Fast Growing Trade Area  
Adjacent to I-10

Join: Take 5



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

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com



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The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

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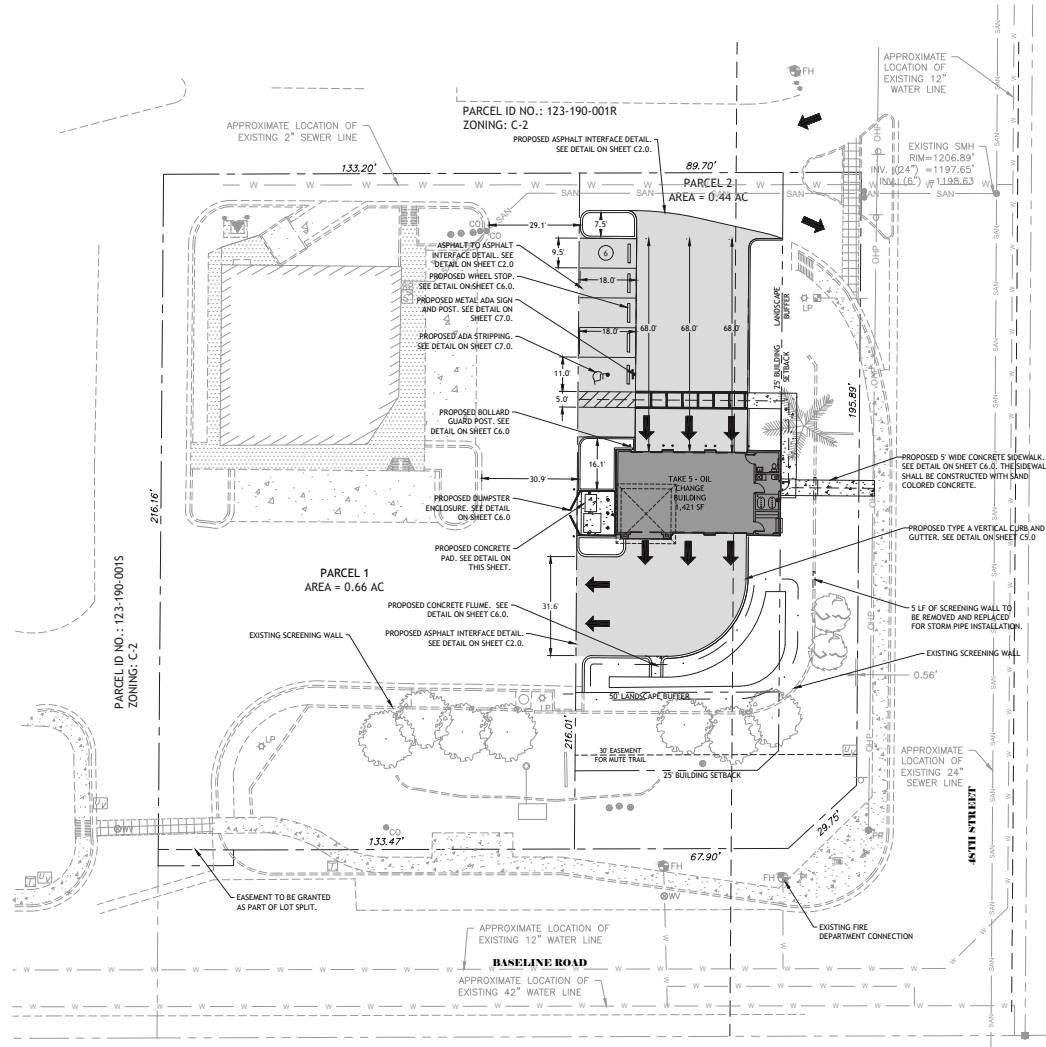
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## DEMOGRAPHICS (2019)

### Population Estimates

1 Mile	14,047
3 Mile	97,845
5 Mile	283,440

### Avg. Household Income

1 Mile	\$60,568
3 Mile	\$67,908
5 Mile	\$75,626

### Households

1 Mile	5,148
3 Mile	38,347
5 Mile	107,431

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