



REIN & GROSSOEHME
COMMERCIAL REAL ESTATE

MCDOWELL SQUARE

NWC 51st Ave & McDowell
5114 W. McDowell Rd., Phoenix, AZ

FOR LEASE

1,900 - 4,500 SF Available

Over 63,000 VPD
at Intersection

More than 435,000
Residents within a
5-Mile Radius

0.25 Miles North of I-10

Lots of Parking

Join:



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

JAKE ERTLE

480.214.9419
Jake@RGcre.com

NIC CHAVIRA

480.214.9409
Nic@RGcre.com

FOR LEASE

1,900 SF Restaurant
Occupied, Please Do Not
Disturb Tenant

4,500 SF - \$5,000/Month
Includes Estimated NNN

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme 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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DEMOGRAPHICS

(2019)

Population Estimates

1 Mile 23,243

3 Mile 168,024

5 Mile 440,255

Average Household Income

1 Mile \$41,194

3 Mile \$39,421

5 Mile \$44,597

Households

1 Mile 6,056

3 Mile 43,492

5 Mile 119,689

TRAFFIC COUNT

(2019)

McDowell Rd E: 27,562

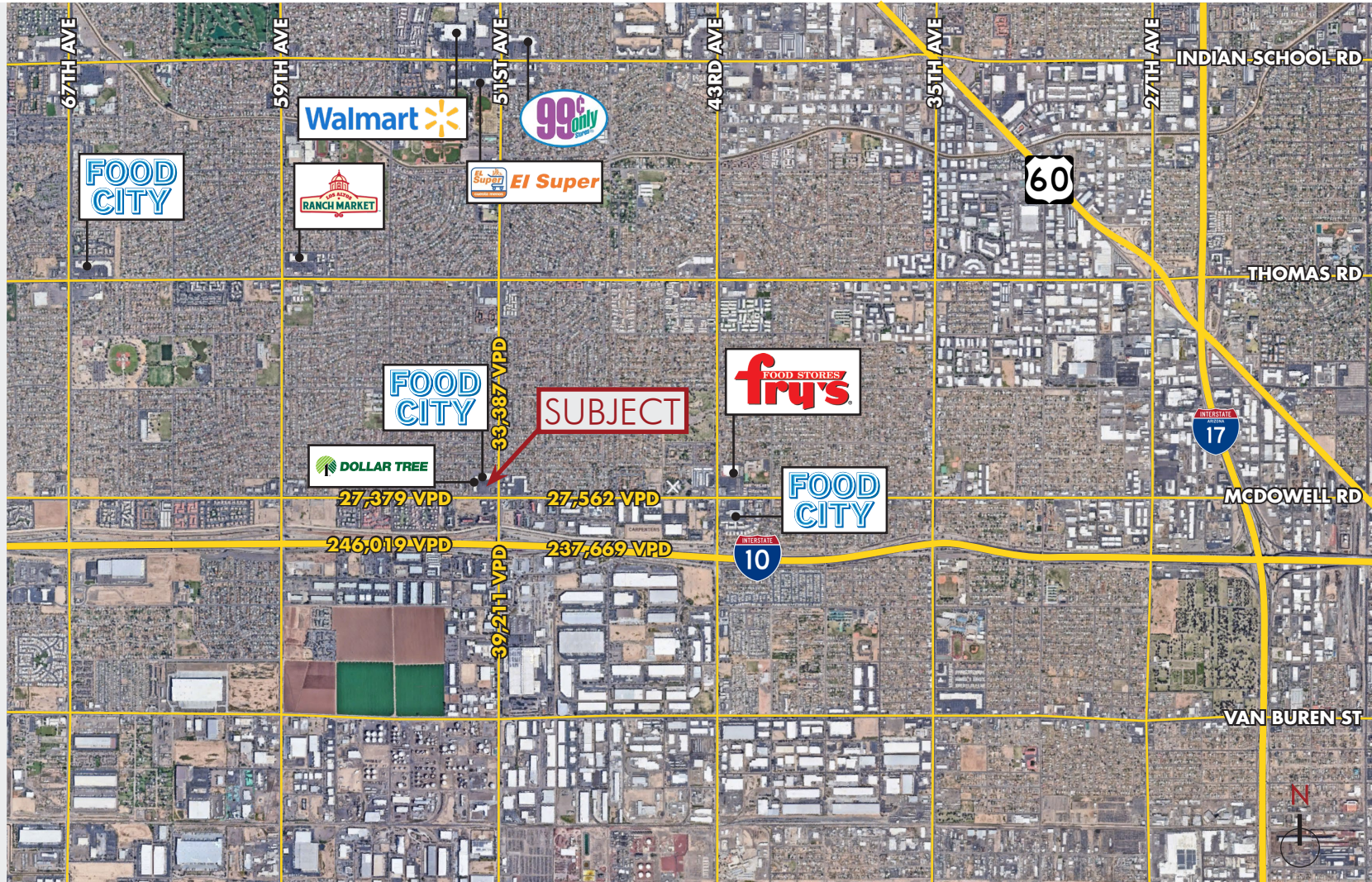
W: 27,379

51st Ave N: 33,387

S: 39,211

I-10 E: 237,669

W: 246,019



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