



# NEIGHBORHOOD CENTER AT 9<sup>TH</sup> STREET & INDIAN SCHOOL

E/ NEC 7th St. & Indian School  
820 - 844 E. Indian School Rd, Phoenix, AZ

## FOR LEASE

680 - 1,760 SF Available

End-Cap Available

High Foot Traffic Center

Local Owner

Street Signage Available

Close Proximity to Loop 202,  
I-10 and 51

Flexible Rates

Near High Traffic Intersection



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

## KEVIN ROESSLER

480.214.9425  
Kevin@RGcre.com





REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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### AVAILABLE SUITES

Suite 838: 1,760 SF

Suite 844: 1,760 SF

Suite 820-822: 1,380 SF  
(divisible to 690 SF Suites)

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

(2020)

#### Population Estimates

1 Mile	21,907
3 Mile	193,213
5 Mile	449,497

#### Average Household Income

1 Mile	\$68,272
3 Mile	\$74,252
5 Mile	\$71,984

#### Households

1 Mile	10,201
3 Mile	82,146
5 Mile	171,867

### TRAFFIC COUNT

(2020)

Indian School	44,778
7th St	38,648



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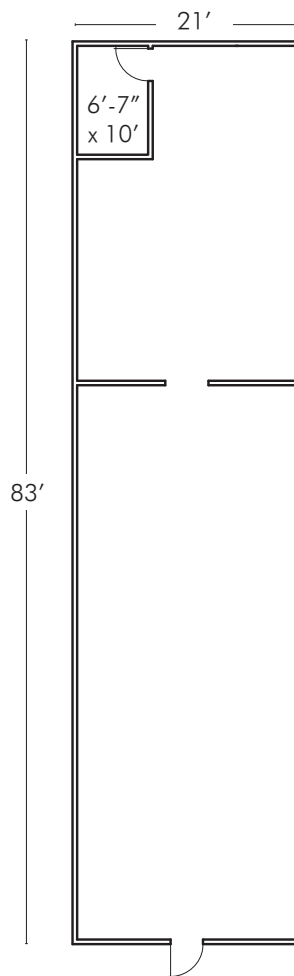
### FLOOR PLANS

Suite 844: 1,760 SF

End-Cap

Open Floor Plan

Carpet Showroom Floor



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All Dimensions are Approximate

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