



REIN & GROSSEHME
COMMERCIAL REAL ESTATE

FREESTANDING PAD AVAILABLE FOR LEASE

S of the SEC of 43rd Ave & Dunlap
8945 N. 43rd Ave., Phoenix, AZ

FOR LEASE

2,520 SF

\$18.00 NNN

C-2 Zoning

Great Visibility

Just South of a New
Freestanding Starbucks

Exterior Remodel
Recently Completed

Go to GetInfoOnThis.com
and Enter Keyword "8945"



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

MARK REIN

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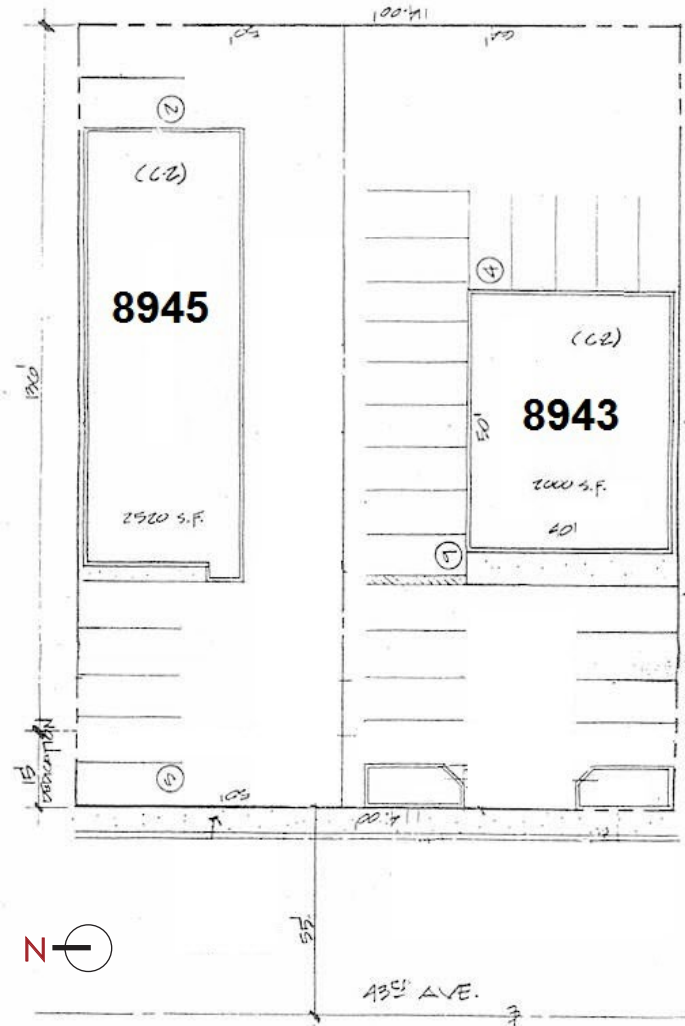
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DEMOGRAPHICS

(2022)

Population Estimates

1 Mile	21,935
3 Mile	194,687
5 Mile	515,739

Average Household Income

1 Mile	\$72,393
3 Mile	\$62,257
5 Mile	\$64,720

Households

1 Mile	7,480
3 Mile	71,038
5 Mile	181,892

TRAFFIC COUNT

(2020/2022)

43rd Ave (N)	30,877
43rd Ave (S)	29,610
Dunlap (E)	33,762
Dunlap (W)	36,000



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