FREESTANDING PAD FOR LEASE

S of the SEC of 43rd Ave & Dunlap
8943 N. 43rd Ave., Phoenix, AZ



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MARK **REIN**
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PROPERTY OVERVIEW

±2,000 SF
Building Size

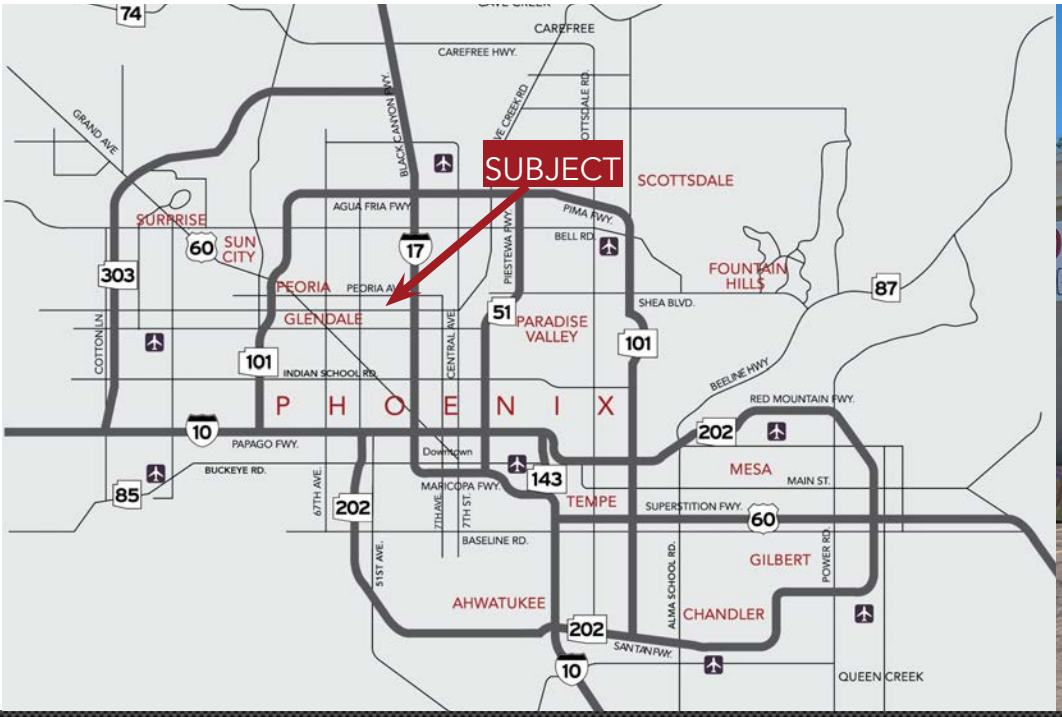
C-2
Zoning

$20.00 NNN
Lease Rate

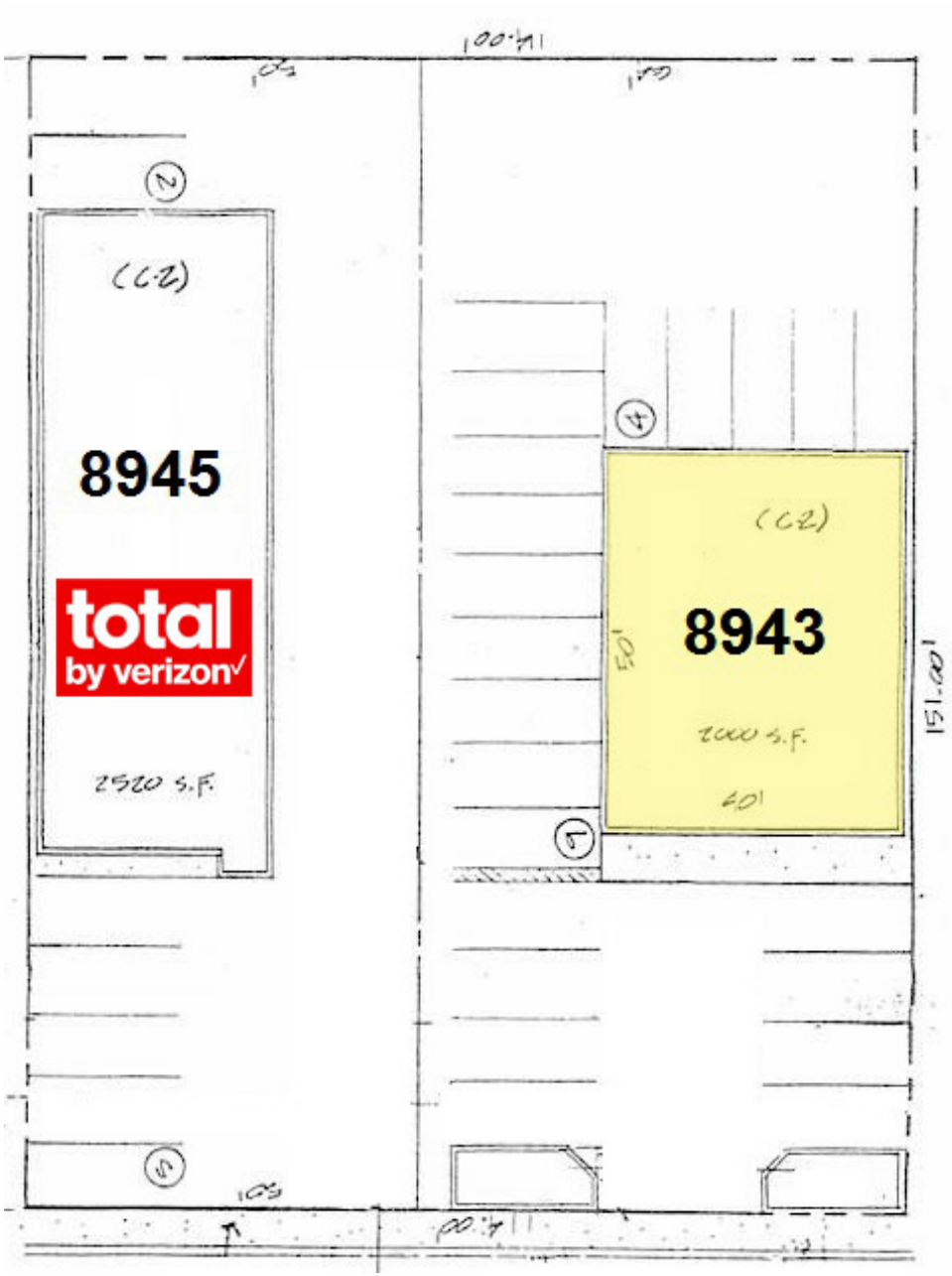
PROPERTY HIGHLIGHTS

- Great Visibility, Access & Parking
- Just South of a Freestanding Starbucks and a New Verizon Store
- Large Monument Sign
- Exterior Recently Remodeled

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






100.41
(C-2)
8945
total
by verizon
2520 S.F.
(C-2)
8943
2000 S.F.
40'
151.01
100.41


NOW OPEN
CASH 4 GOLD
8943
SELL US
YOUR STUFF


NOW OPEN
CASH 4 GOLD
8943
CASH 4 GOLD
WE BUY ANYTHING OF VALUE
JUST GOLD

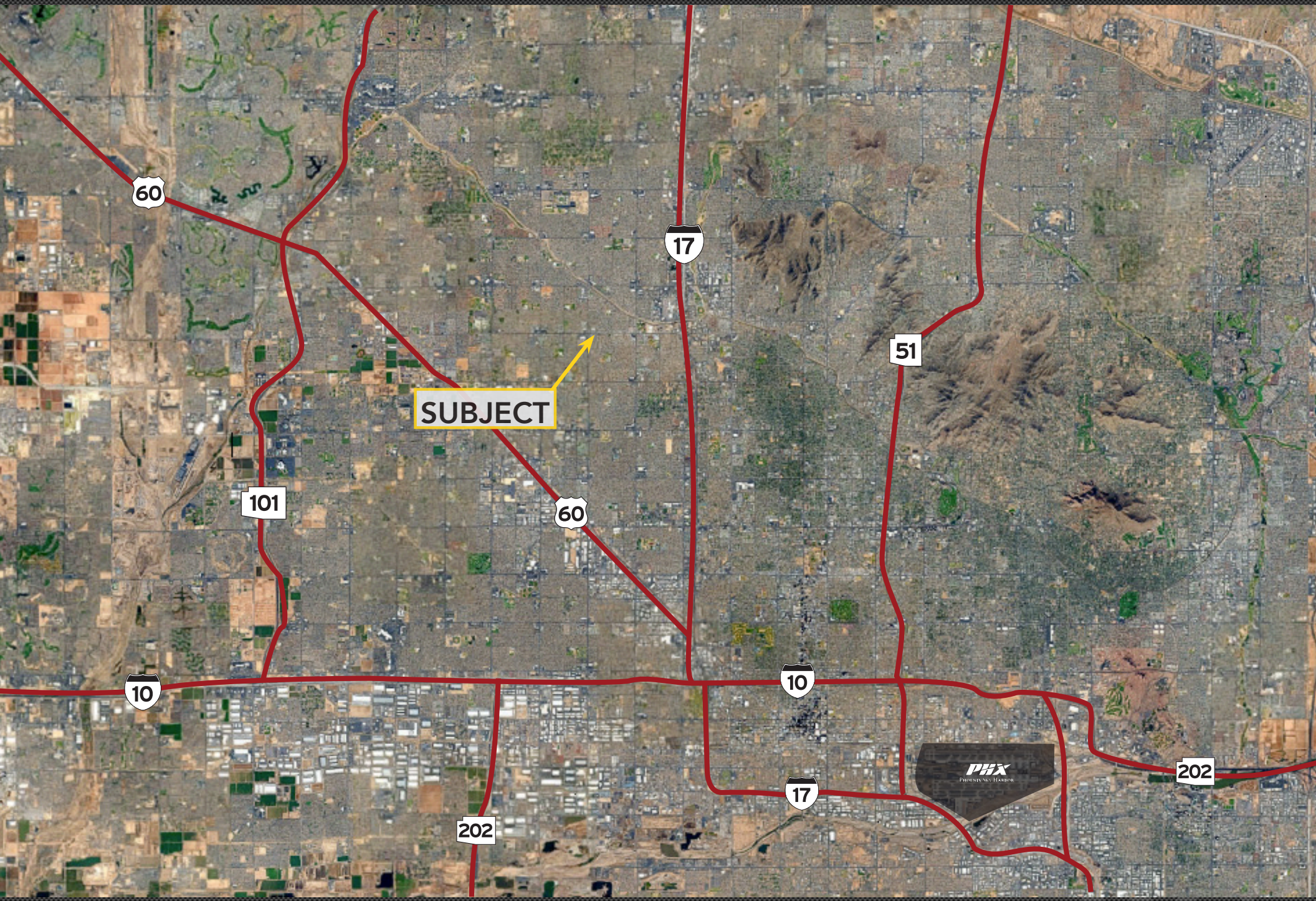
DEMOGRAPHICS
(2024)

Population Estimates	
1 Mile	20,780
3 Mile	185,776
5 Mile	483,858
Average Household Income	
1 Mile	$80,302
3 Mile	$68,523
5 Mile	$72,346
Households	
1 Mile	6,896
3 Mile	65,821
5 Mile	166,920

TRAFFIC COUNT

43rd Ave (N)	28,478
43rd Ave (S)	28,074
Dunlap (E)	35,819
Dunlap (W)	26,600




60
17
51
SUBJECT
101
60
10
10
PHX
PHOENIX SKY HARBOR
202
17
202