



HIGHLY VISIBLE SALON SUITE AVAILABLE FOR LEASE

S/SWC 4TH AVE AND BROWN AVE | 4228-4232 N BROWN AVE, SCOTTSDALE, AZ 85251



CO LISTED WITH
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PROPERTY OVERVIEW

±1,865 SF

Building Size

C-2, City of Scottsdale

Zoning

\$30/SF + NNN

Lease Rate

PROPERTY HIGHLIGHTS

- Above Average Household Incomes: \$110,000 within a 5-Mile Radius.
- More than 218,000 Residents within a 5-mile radius.
- In the heart of Old Town Scottsdale.
- Walking distance to numerous amenities - dining, shopping, galleries, and hotels.





	1 MILE	3 MILES	5 MILES
POPULATION			
2029 Projection	31,612	121,364	240,031
2024 Estimate	27,922	109,880	218,237
Growth 2024-2029	13.22%	10.45%	9.99%
HOUSEHOLDS			
2029 Projection	18,739	60,814	114,639
2024 Estimate	16,540	54,910	104,007
Growth 2024-2029	13.30%	10.75%	10.22%
INCOME			
2024 Average HH Income	\$108,971	\$113,747	\$110,489
2024 Median HH Income	\$79,421	\$86,873	\$80,829





