

#### 4031 N 24th Street

Phoenix, Arizona 85016

#### **Property Features**

- Frontage on 24th St
- Low NNN costs
- Monument signage
- Dense demographics
- Strong traffic counts
- Aggressive rates
- Fenced yard
- S/SEC 24th St and Camelback
- Easy Ingress/Egress
- Central Phoenix location
- Adjacent to Circle K
- Less than 1 mile to SR-51
- Servicing Arcadia, Biltmore and Camelback Corridor trade areas



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	37.70	36.80	36.80
Population:	24,807	179,158	364,275
Average HH Income	\$81,768	\$84,389	\$83,854
Daytime Emp. Pop.	12,692	131,457	
Traffic Counts		VPD	
E Indian School Rd:		45,612	
N 24th St:		35,176	

#### Matt Harper, CCIM

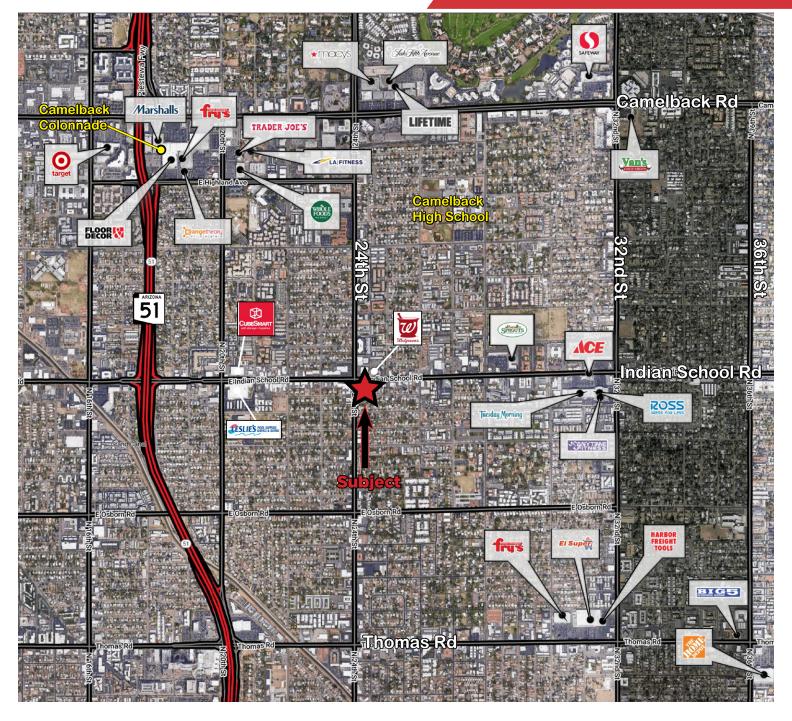
602 393 6604

matt.harper@naihorizon.com

For Lease: \$14.00 SF/yr (NNN)

## Available Spaces

# For Lease Indian School & 24th St

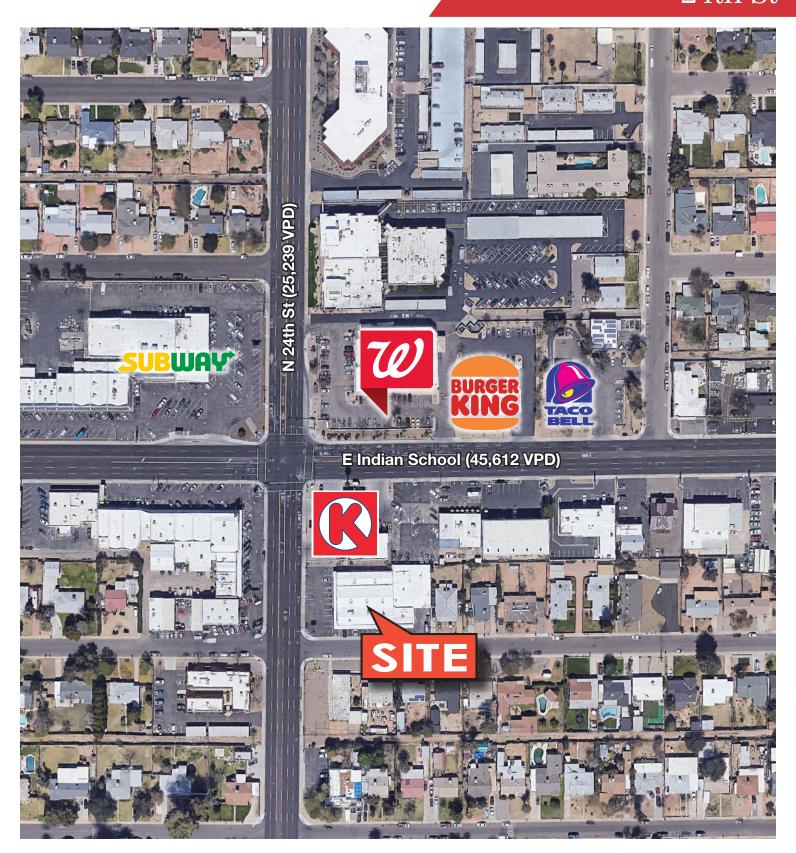


SUITE	LEASE RATE	LEASE TYPE	SIZE (SF)
А	\$14.00 SF/year	NNN	2,500 SF
В	\$14.00 SF/year	NNN	4,000 SF



### Location Aerial

# For Lease Indian School & 24th St





### Property **Photos**

## For Lease Indian School & 24th St





