



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



<u>Demographics</u>	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	
<u>Traffic Counts</u>	VPD		
E Indian School Rd:		45,612	
N 24th St:		35,176	

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

Matt Harper, CCIM
602 393 6604
matt.harper@naihonorizon.com

Available Spaces

For Lease
Indian School &
24th St



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

Location **Aerial**

For Lease
Indian School &
24th St



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NAIHorizon

Property Photos

For Lease
Indian School &
24th St



Monument signage



Frontage on 24th St



Strong traffic counts



Easy ingress/egress