

## Contact broker for pricing



## 8,552 sf coming available Spring 2023

### Property overview

- Lot size: 75,627 sf
- Building size: 8,552 sf
- Class: B
- Parking: 27 spaces
- Zoning: C-2
- APN: 113-42-043

### Highlights

- Freestanding Building for lease with Central Avenue frontage
- Monument signage available
- Left in/out access to Central Avenue

### For further information

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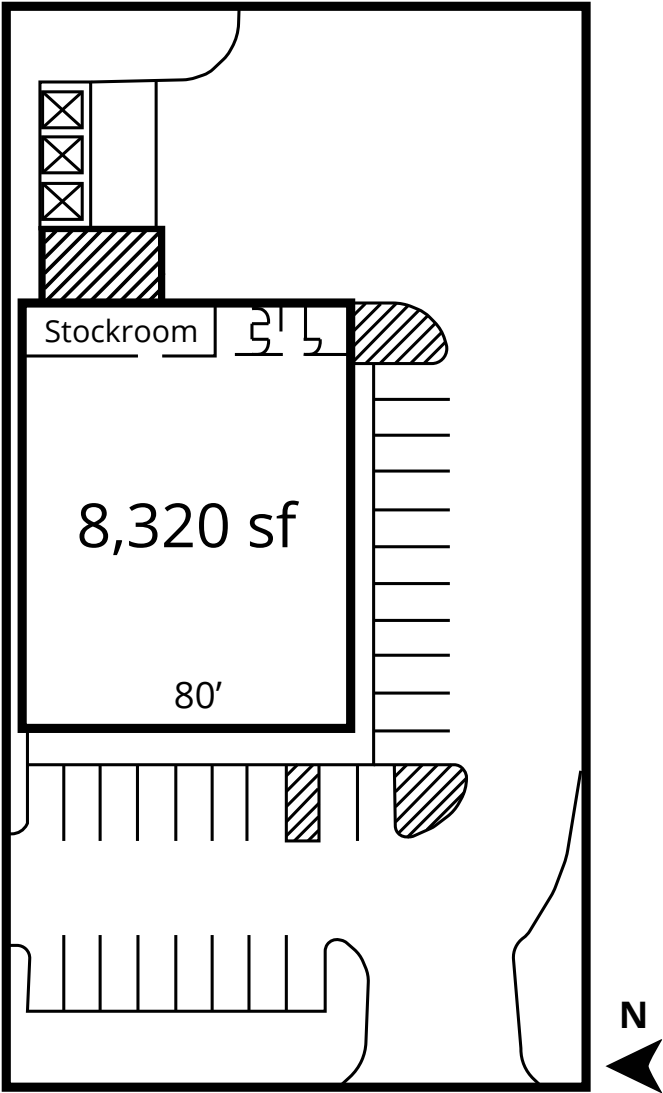
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# Site plan

**Freestanding retail building for lease**  
5255 S Central Ave | Phoenix, AZ 85040



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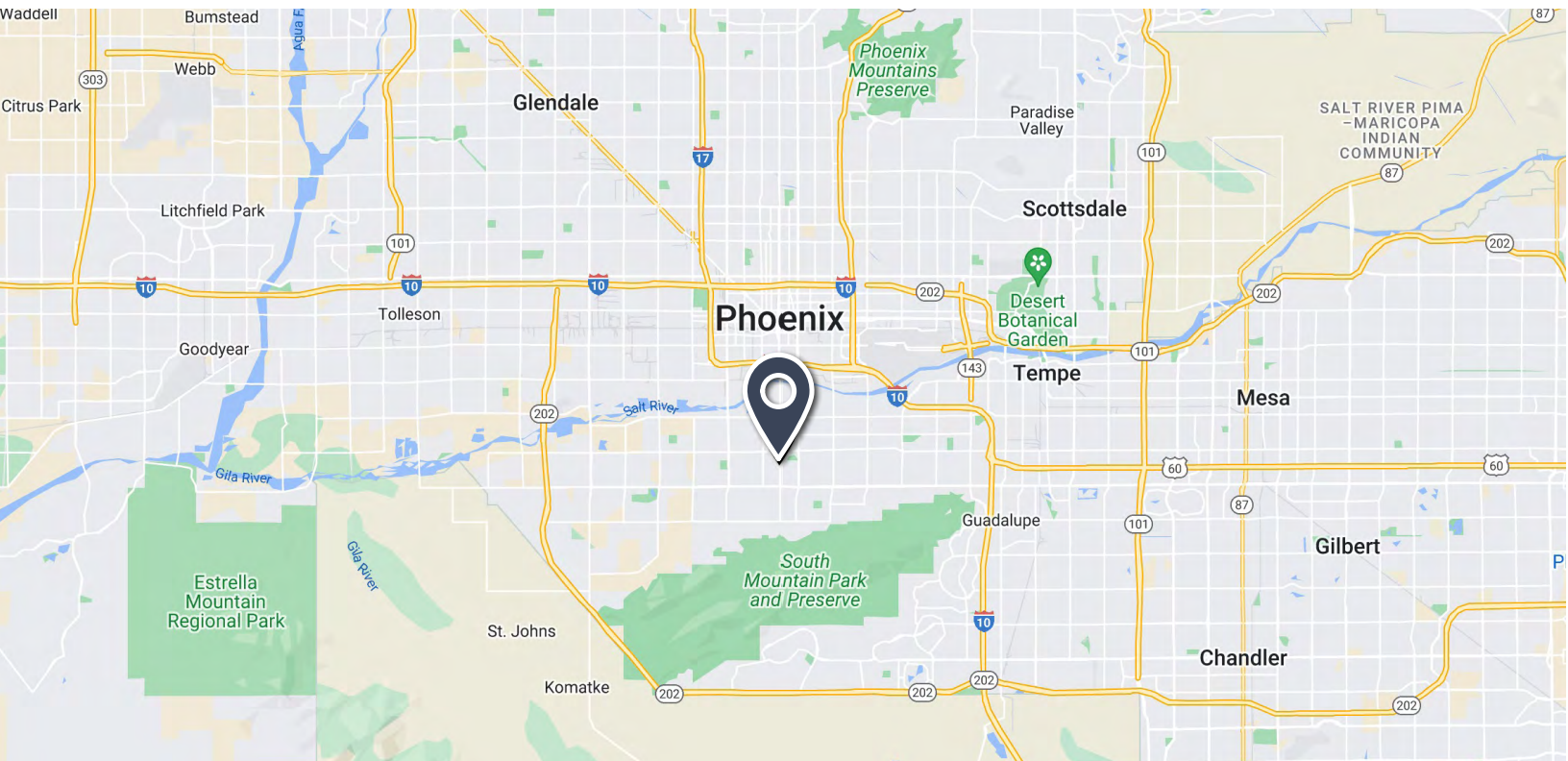
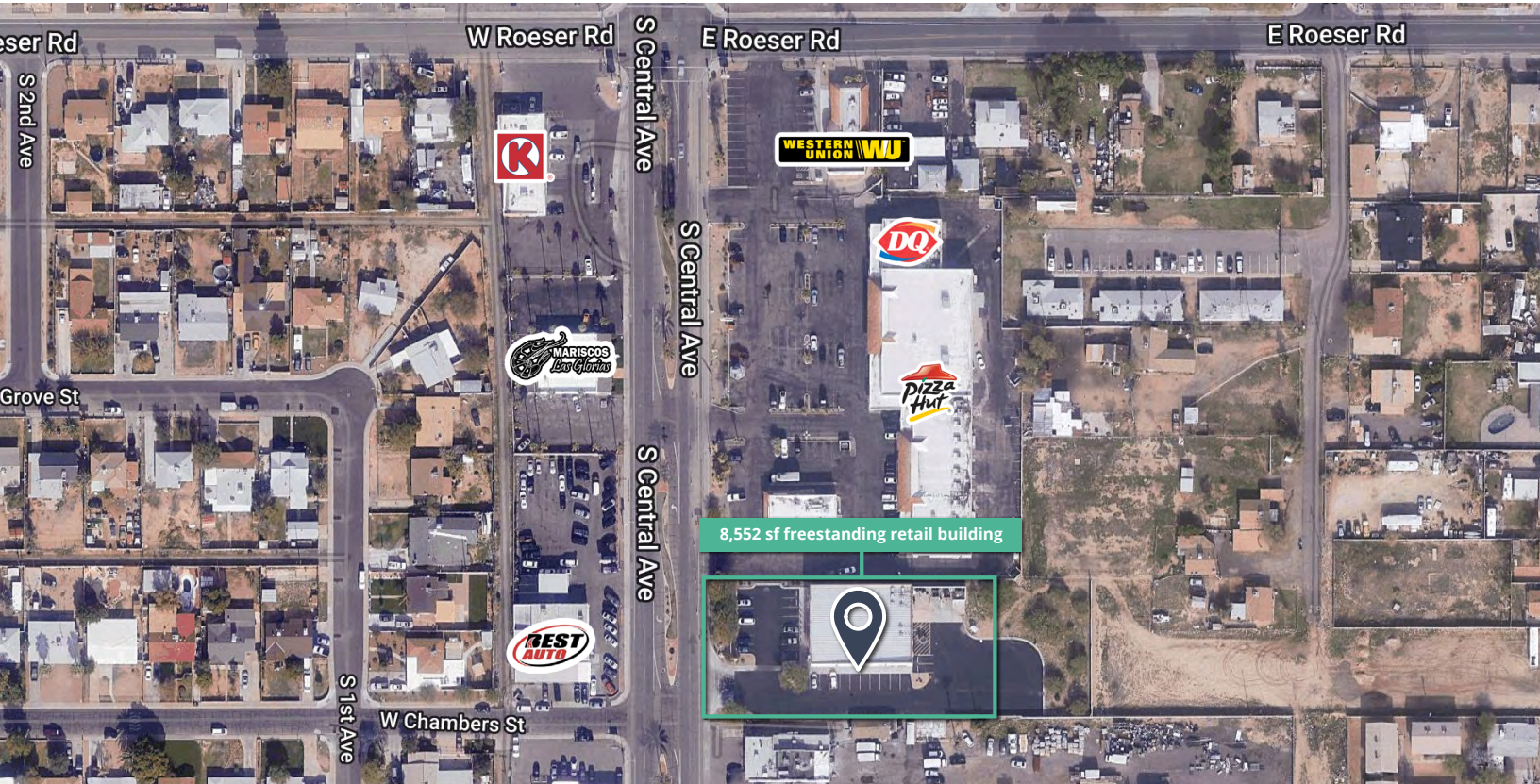
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# Location

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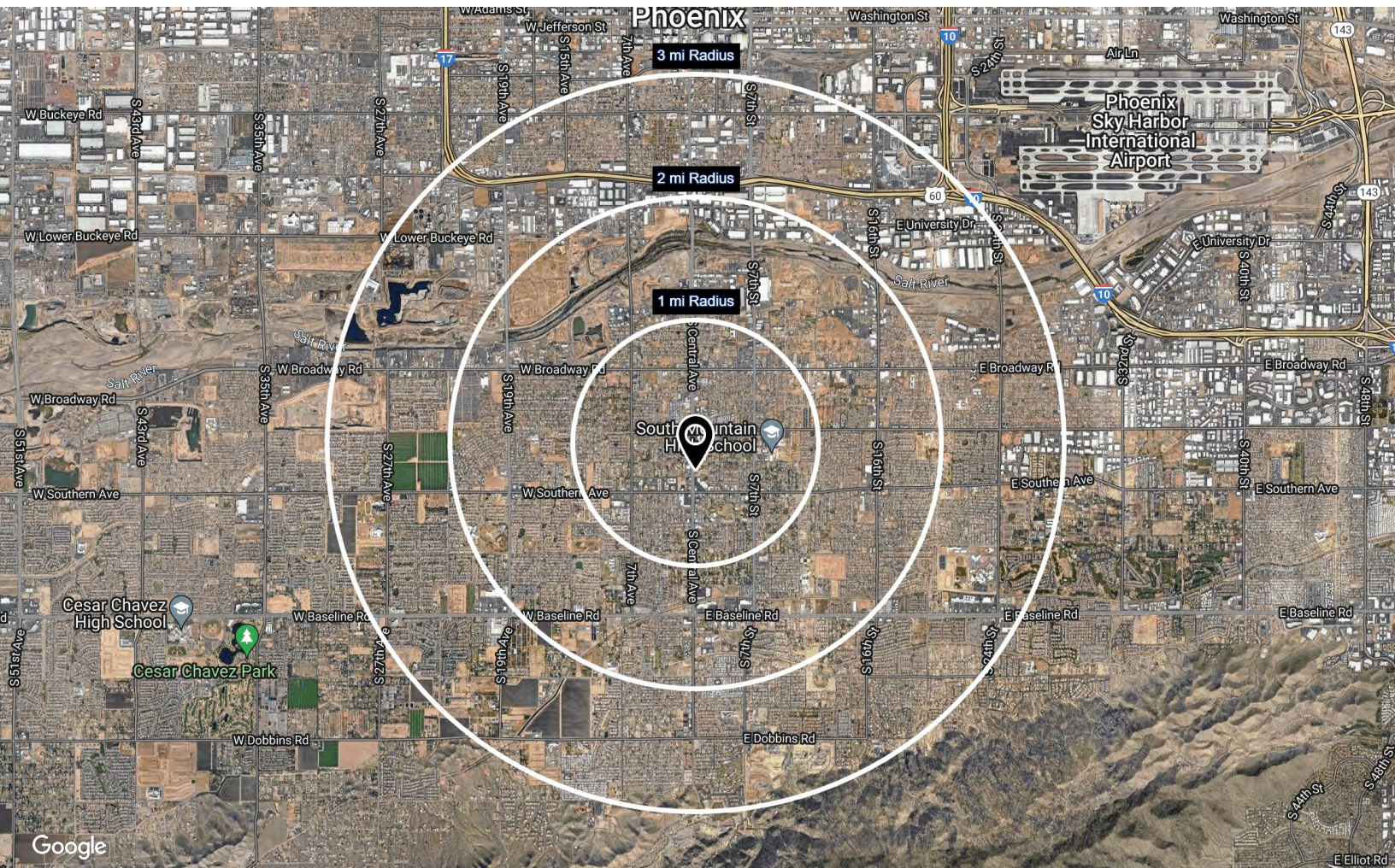
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# Demographics

## Freestanding retail building for lease

5255 S Central Ave | Phoenix, AZ 85040



	1-mile radius	3-mile radius	5-mile radius
Population	20,900	109,392	216,196
Median age	31.8	32.2	32.1
Daytime employment	3,382	38,129	173,538
Avg. HH income	\$57,015	\$68,421	\$67,379
HH units	6,481	35,262	75,815

## Traffic count

Central Avenue      **±13,877 cpd**

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