

# Ahwatukee Square

NWC Warner Road & 48th Street



**Last remaining space for lease in affluent Ahwatukee area**

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**Retail spaces for lease**  
NWC Warner Rd & 48th St  
Phoenix, AZ

# The opportunity

- Grow profits by developing strong relationships with consumers in the affluent neighborhoods of Ahwatukee
- Enhance sales with the strong consumer traffic from local favorite retailers
- Reduce expenses with more affordable rental rates than regional power center sites along Ray Road corridor

## Notable tenant mix



# Site plan

**Last remaining space**  
NWC Warner Rd & 48th St  
Phoenix, AZ






# Trade area


Last remaining space  
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Phoenix, AZ







# Demographics

	1-mile	3-miles	5-miles
Population	16,131	95,109	226,847


	1-mile	3-miles	5-miles
Median age	38.6	37.6	36.5

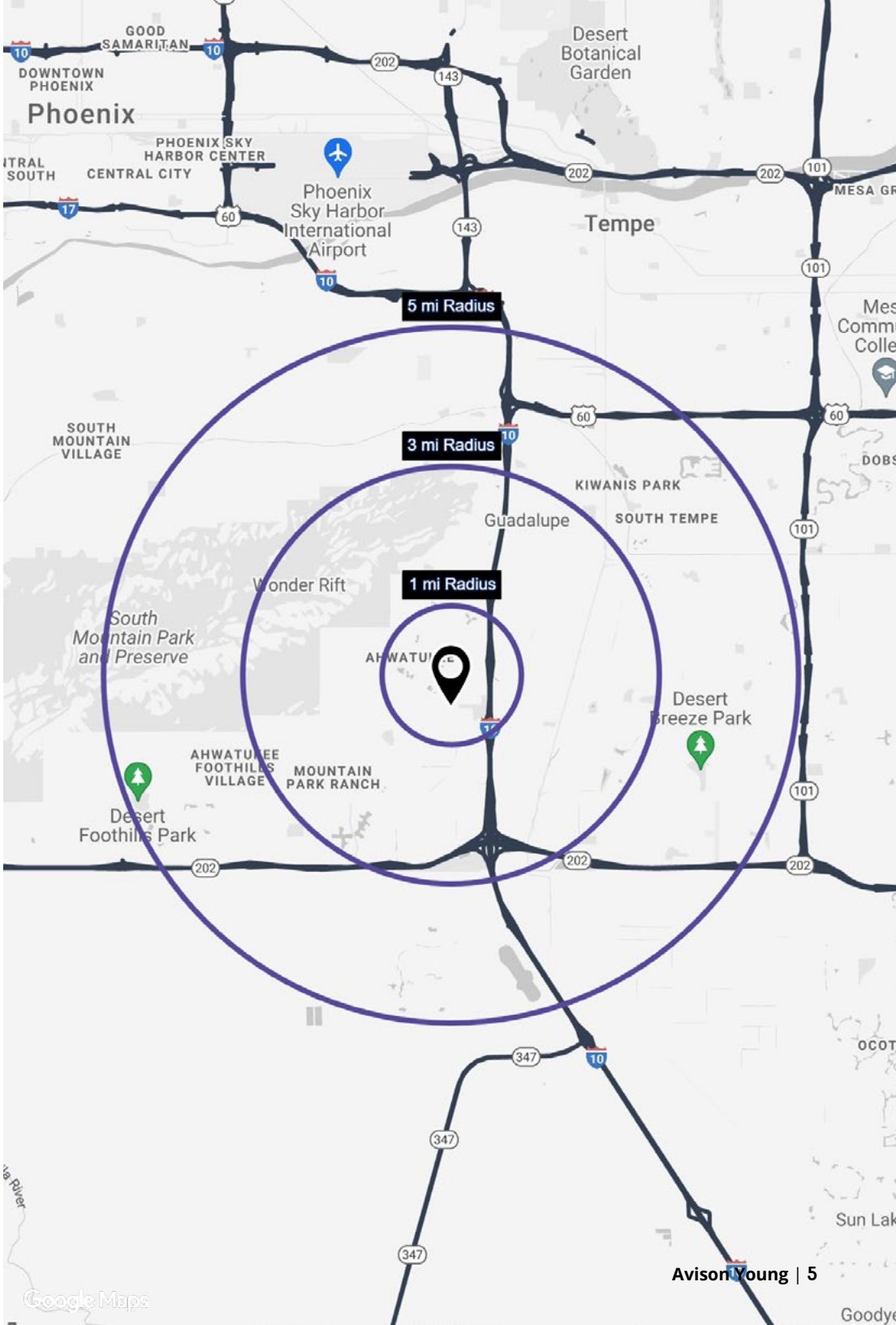
	1-mile	3-miles	5-miles
Daytime employment	6,797	58,362	120,205

	1-mile	3-miles	5-miles
Avg. HH income	\$102,374	\$135,797	\$131,295

	1-mile	3-miles	5-miles
HH units	7,846	41,034	96,172

## Traffic counts

	48th Street	±53,260 cpd
	Warner Road	±51,200 cpd







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