

AHWATUKEE MERCADO

4747 E. ELLIOT ROAD, PHOENIX AZ 85044
SWC S 48TH STREET / E. ELLIOT ROAD

FOR LEASE

3,679 SQ.FT. AVAILABLE



INVESTMENT CONCEPTS, INC.
1667 E. LINCOLN AVE., ORANGE CA 92865

DENISSE SANDOVAL | (714) 283-5800 x500 | DENISSE@ICICORPORATE.COM

AHWATUKEE MERCADO

FOR LEASE

4747 E. ELLIOT ROAD, PHOENIX AZ 85044
SWC S 48TH STREET / E. ELLIOT ROAD



AHWATUKEE MERCADO

FOR LEASE

4747 E. ELLIOT ROAD, PHOENIX AZ 85044
SWC S 48TH STREET / E. ELLIOT ROAD



INVESTMENT CONCEPTS, INC.
1667 E. LINCOLN AVE., ORANGE CA 92865

DENISSE SANDOVAL | (714) 283-5800 x500 | DENISSE@ICICORPORATE.COM

AHWATUKEE MERCADO

FOR LEASE

4747 E. ELLIOT ROAD, PHOENIX AZ 85044
SWC S 48TH STREET / E. ELLIOT ROAD

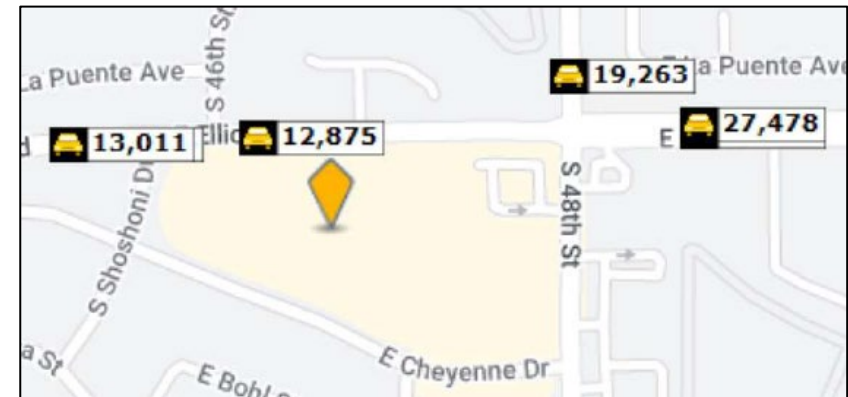
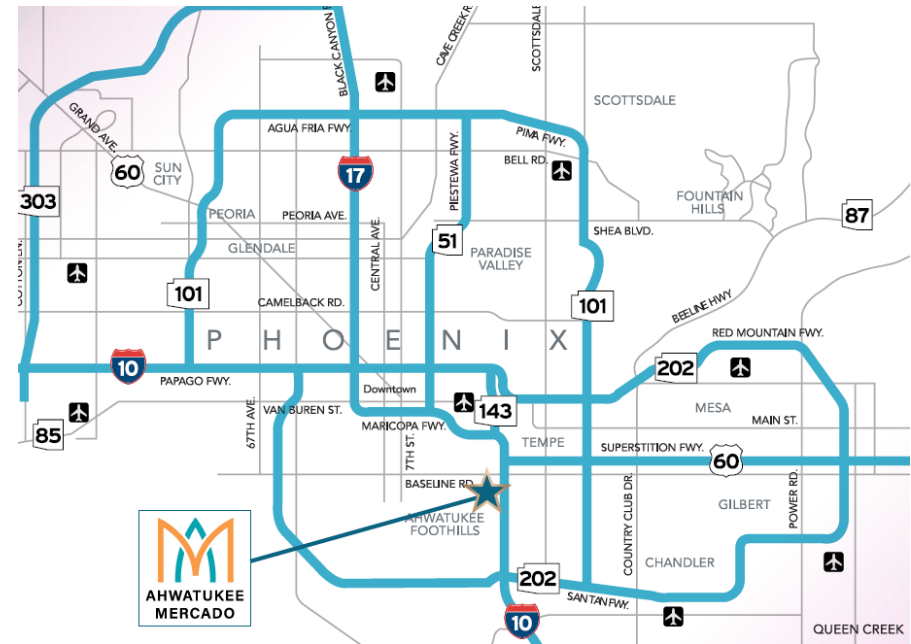
RENT: NEGOTIABLE
NNN: \$7.56 SF/YR

Demographics >>

	1 mile	3 miles	5 miles
Population	10,825	93,382	245,027
Households	5,209	37,865	94,293
Average Age	45.70	38.30	38.10
Average HH Income	\$99,824	\$97,675	\$101,714
Daytime Employees	11,217	98,742	254,029

Traffic Count >>

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Volume</u>	<u>Last Measured</u>	<u>Distance</u>
E. Elliot Road	S 46 th Street	12,786	2022	.07
E. Elliot Road	S. Shoshoni Dr.	13,011	2022	.16
S. 48 th Street	E. Elliot Rd.	19,263	2022	.16
E. Elliot Rd.	S. 48 th Street	27,182	2022	.22



INVESTMENT CONCEPTS, INC.
1667 E. LINCOLN AVE., ORANGE CA 92865

DENISSE SANDOVAL | (714) 283-5800 x500 | DENISSES@ICICORPORATE.COM

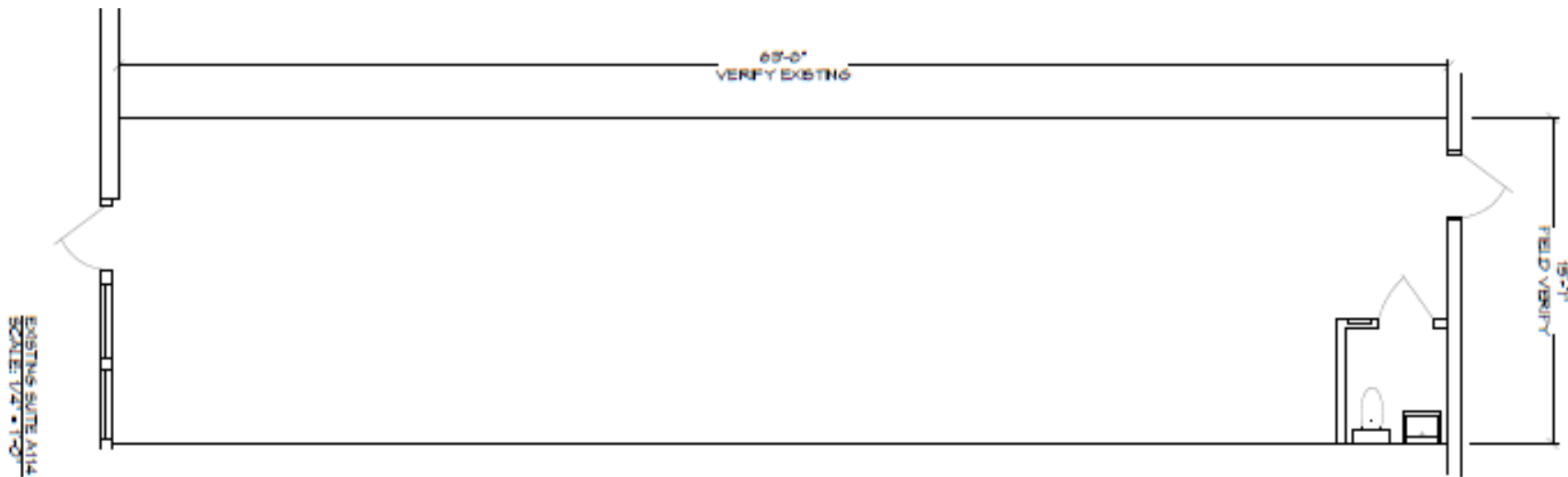
AHWATUKEE MERCADO

4747 E. ELLIOT ROAD, PHOENIX AZ 85044
SWC S 48TH STREET / E. ELLIOT ROAD

FOR LEASE

Suite 114

1,090 SF



INVESTMENT CONCEPTS, INC.
1667 E. LINCOLN AVE., ORANGE CA 92865

DENISSE SANDOVAL | (714) 283-5800 x500 | DENISSE@ICICORPORATE.COM

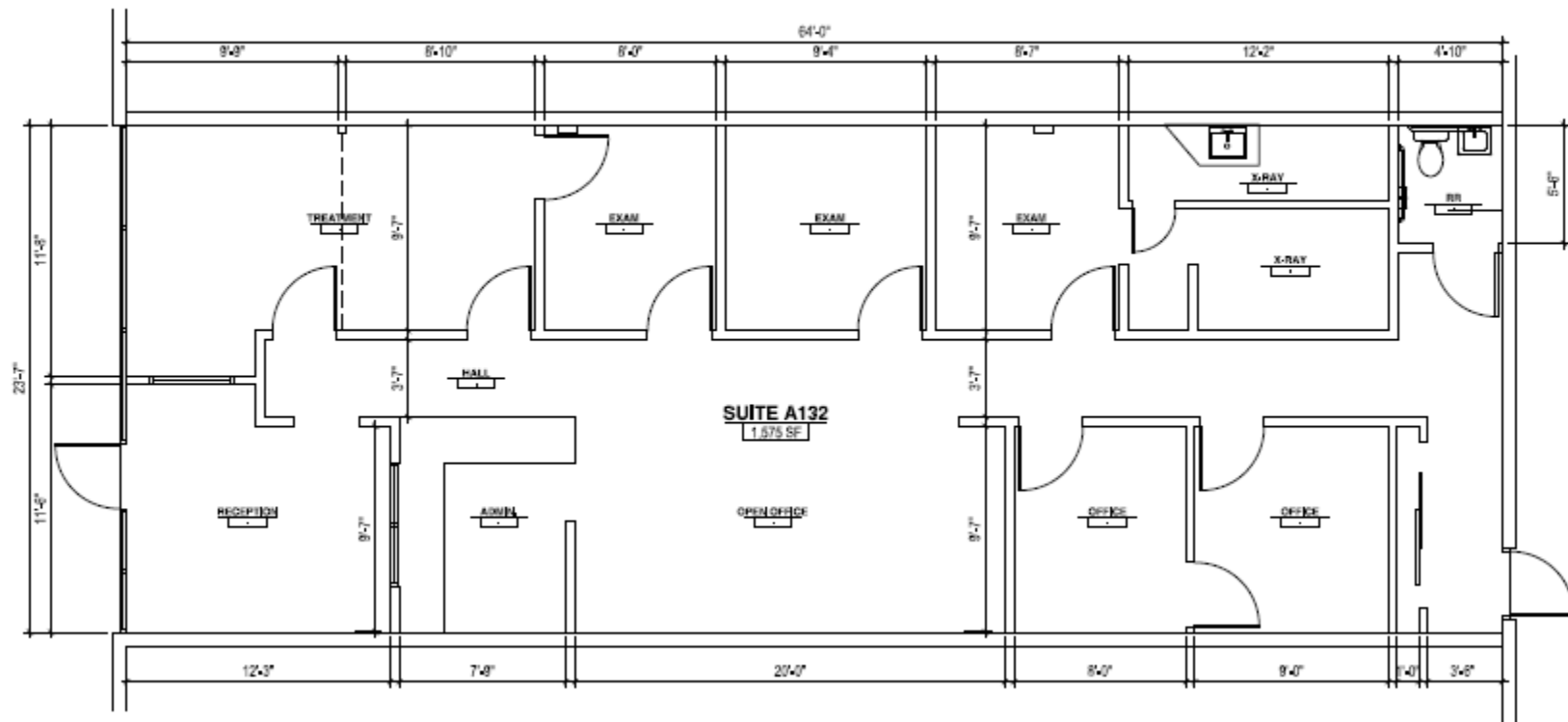
AHWATUKEE MERCADO

FOR LEASE

4747 E. ELLIOT ROAD, PHOENIX AZ 85044
SWC S 48TH STREET / E. ELLIOT ROAD

Suite 132

1,544 SF



INVESTMENT CONCEPTS, INC.
1667 E. LINCOLN AVE., ORANGE CA 92865

DENISSE SANDOVAL | (714) 283-5800 x500 | DENISSES@ICICORPORATE.COM

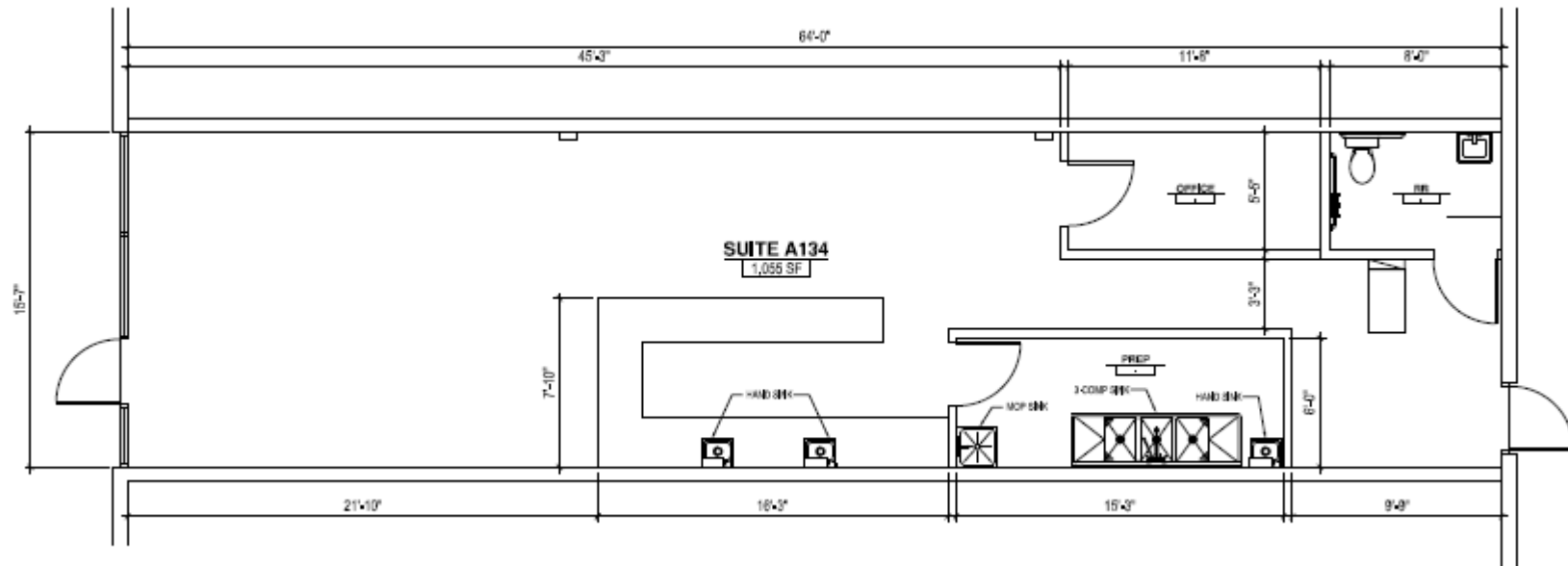
AHWATUKEE MERCADO

FOR LEASE

4747 E. ELLIOT ROAD, PHOENIX AZ 85044
SWC S 48TH STREET / E. ELLIOT ROAD

Suite 134

1,090 SF



INVESTMENT CONCEPTS, INC.
1667 E. LINCOLN AVE., ORANGE CA 92865

DENISSE SANDOVAL | (714) 283-5800 x500 | DENISSES@ICICORPORATE.COM