

AHWATUKEE PLAZA

5009-5055 EAST ELLIOT RD.
PHOENIX, AZ 85044

RETAIL PROPERTY FOR LEASE

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5031 EAST ELLIOT RD., PHOENIX, AZ 85044



PROPERTY DESCRIPTION

Ahwatukee Plaza is located on the SWC of Elliot Road & 51st Street, providing visibility and high traffic counts. Excellent demographics and high average household incomes in the surrounding area. The tenants: KTR, Dollar Tree, Millie's Hallmark, O'Reilly Auto Parts, The Bagel Man and Café Boa support the affluent Ahwatukee Foothills community.

PROPERTY HIGHLIGHTS

- KTR Indoor Action Sports Playground
- Dollar Tree - Opening Now!
- Community & Family Centered Property in the Retail Corridor
- Millie's Hallmark Gifts and Collectibles carries regionally sourced seasonal and collector's items
- Property is not subject to City of Phoenix sales tax on the sale of goods and services
- Located near Ahwatukee Country Club & South Mountain Park/Preserve

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OFFERING SUMMARY

Available SF:	900 - 4,300 SF
Building Size:	72,650 SF
Vehicles Per Day:	37,566 at E. Elliot Rd
Major Tenants:	KTR Indoor Action Sports Playground, Hallmark, Dollar Tree

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$119,815	\$121,592	\$126,072
Total Population	10,531	98,570	255,066
Total Households	5,294	41,107	101,718



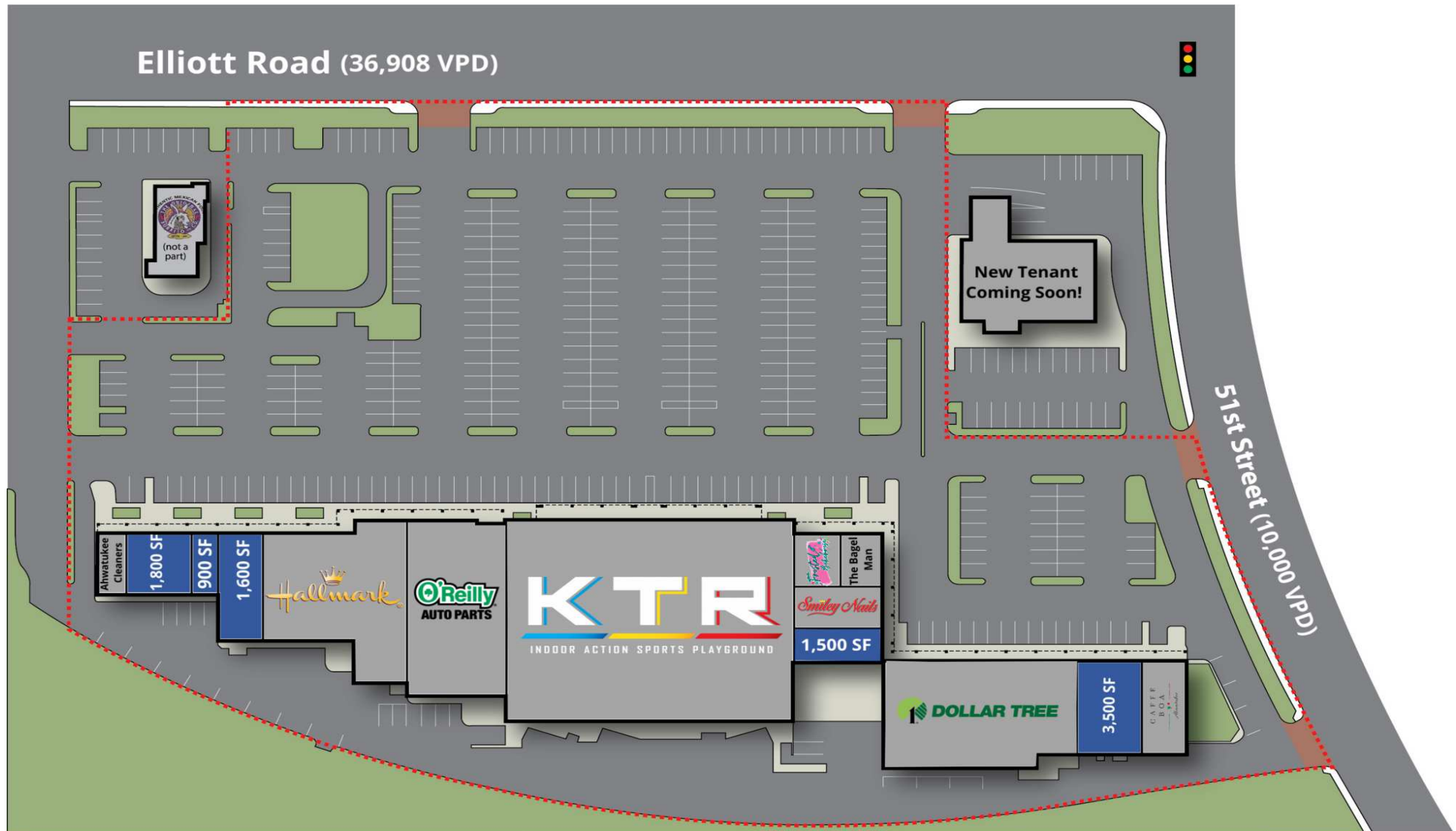
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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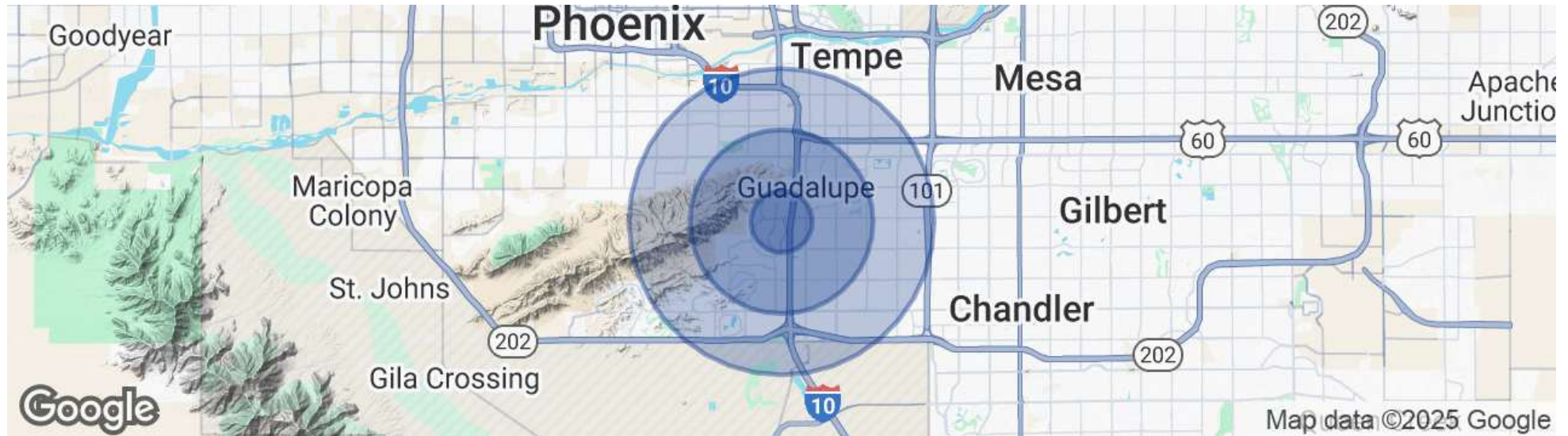
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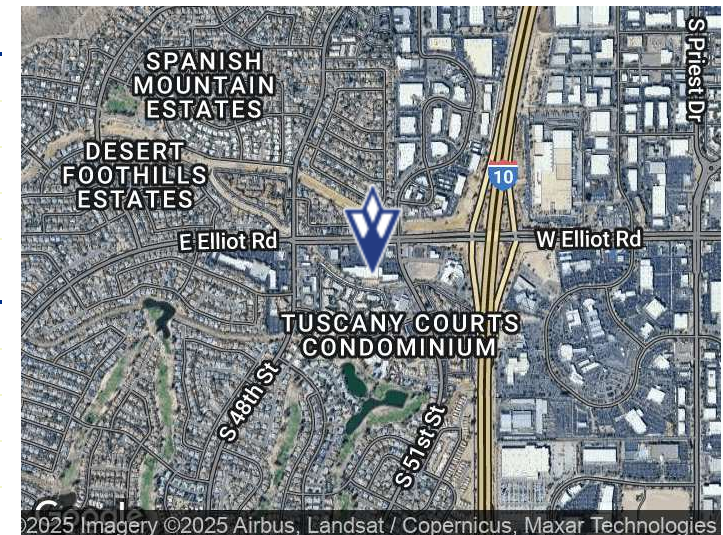
POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,531	98,570	255,066
Median age	48.3	37.2	36.9
Median age (Male)	39.2	32.5	32.8
Median age (Female)	43.7	34.2	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,294	41,107	101,718
# of persons per HH	1.98	2.39	2.49
Average HH income	\$119,815	\$121,592	\$126,072
Average house value	\$438,564	\$464,578	\$474,727

* Demographic data derived from 2020 ACS - US Census



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