

FORMER CARL'S JR. FOR LEASE OR SALE

3380 N. Hayden Road, Scottsdale, AZ 85251



**± 4,180 SF Freestanding
Drive-Thru Building**

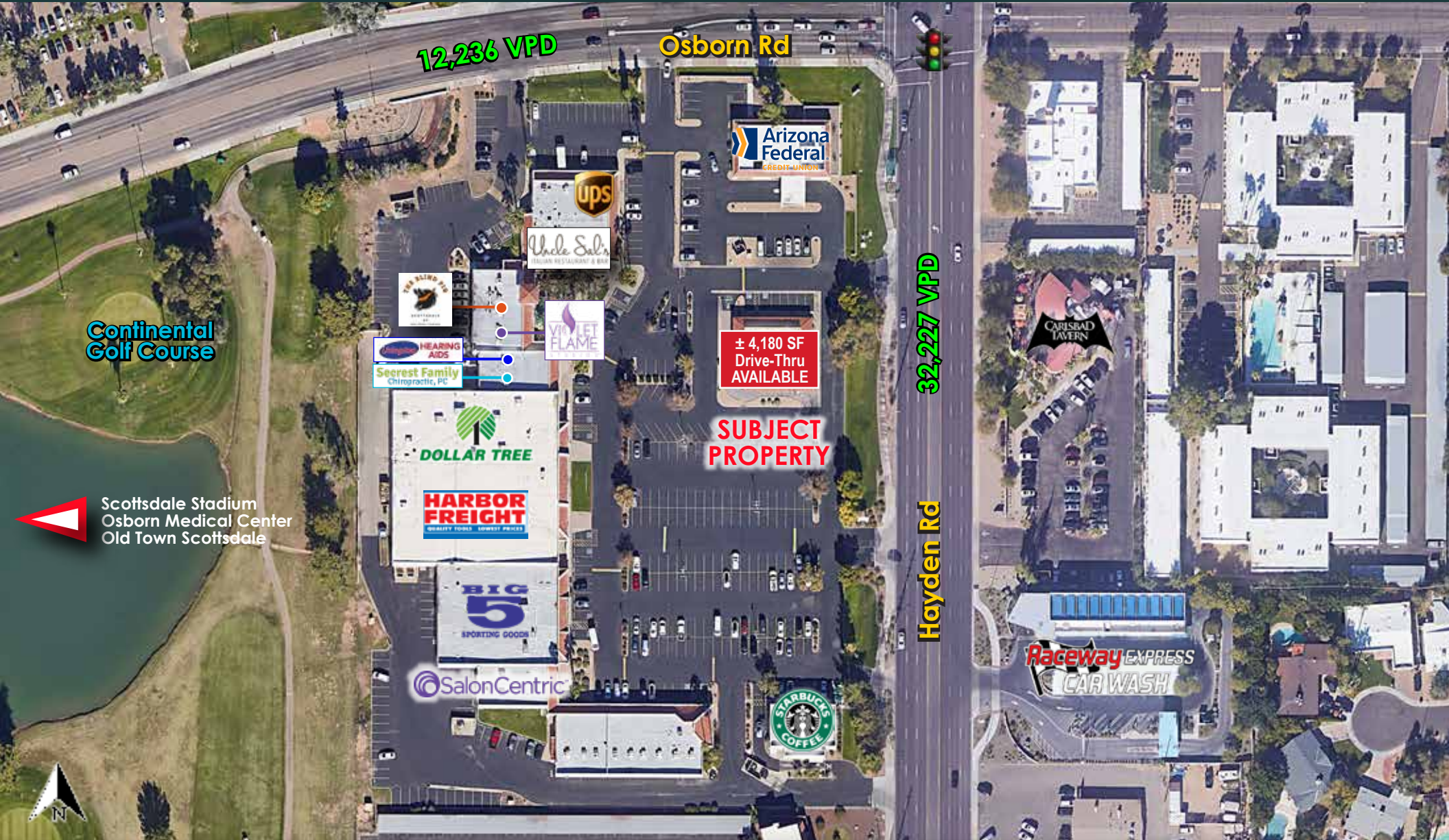
**DRIVE
THRU**

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- ± 4,180 SF Freestanding Drive-Thru Building available for Lease or Sale!
- Big traffic counts with over 44,000 VPD at the intersection.
- Excellent ingress/egress with multiple full-access points to the PAD.
- Shopping center anchored by Harbor Freight Tools, Dollar Tree and Big 5 Sporting Goods.
- National and regional credit tenants including Starbucks, Salon Centric, The UPS Store, Arizona Federal Credit Union and Livingston Hearing Aids.
- Proximity to the HonorHealth Osborn Medical Center, the newly renovated Giants Spring Training Stadium and Old Town Scottsdale.
- Significant daytime population and excellent demographics

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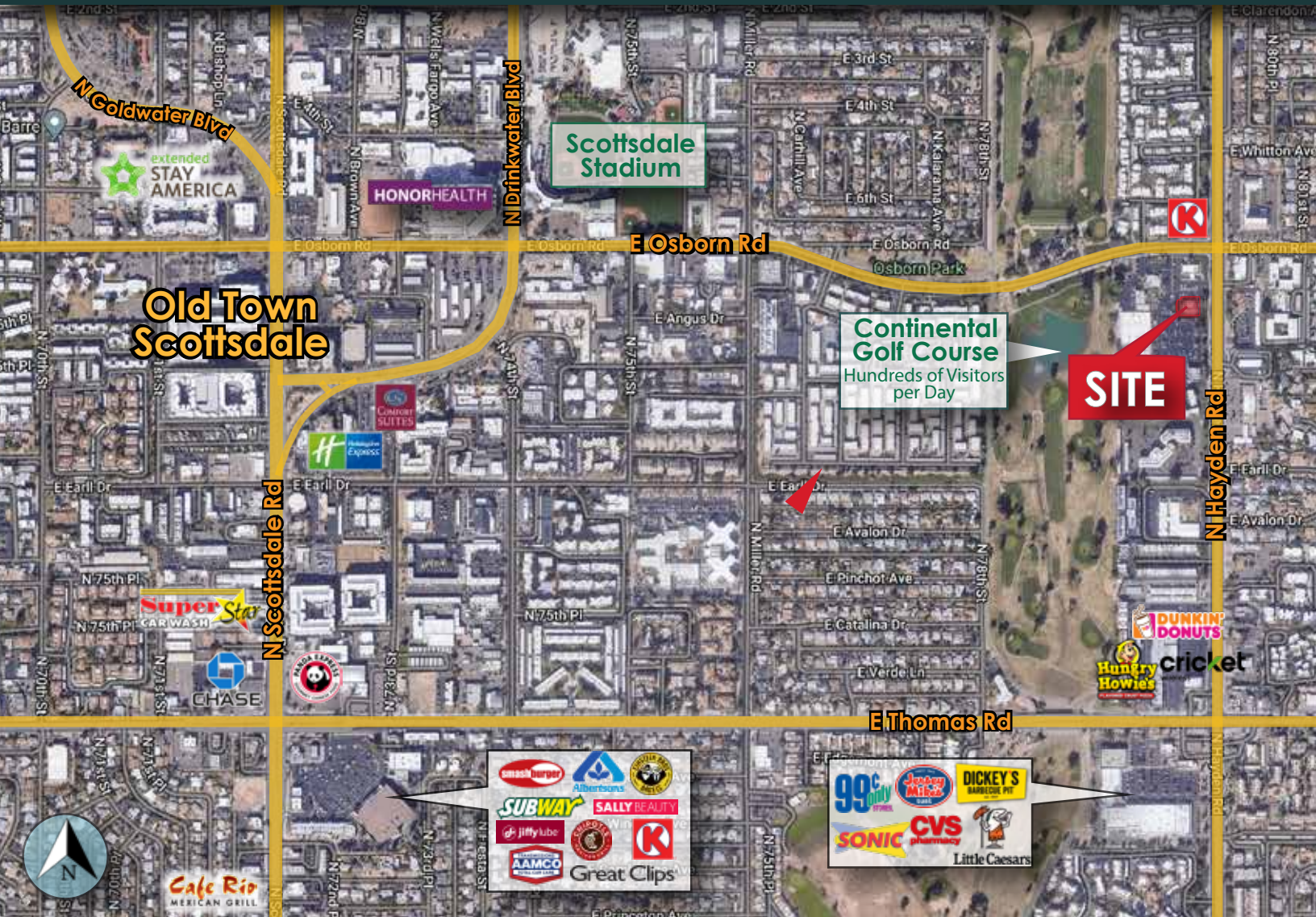
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DEMOGRAPHICS 2024

Source: SitesUSA

<p>POPULATION</p>	1 MILE	19,790	<p>HOUSEHOLDS</p>	1 MILE	10,538	<p>AVG. HH INCOME</p>	1 MILE	\$123,078
	3 MILES	100,539		3 MILES	51,630		3 MILES	\$138,522
	5 MILES	222,212		5 MILES	107,186		5 MILES	\$128,398
<p>MEDIAN AGE</p>	1 MILE	37.6	<p>DAYTIME POPULATION</p>	1 MILE	17,290	<p>TRAFFIC COUNTS</p>	Vehicles per Day	
	3 MILES	40.5		3 MILES	86,007		N HAYDEN RD	32,227
	5 MILES	36.8		5 MILES	211,886		E OSBORN RD	12,236

Source: CoStar Group 2024

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4,180 SF w/ Drive - Thru

FOR MORE INFORMATION, PLEASE CONTACT:



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