

**FOR LEASE**

## **MOUNTAIN PARK SQUARE** **NEC Chandler Blvd & 40th Street**

4206 & 4232 E. Chandler Blvd | Phoenix, AZ 85048

### **PROPERTY INFO**

- Retail & Office Available
- 1 Mile from I-10 & Loop 202
- Traffic Signal Access
- Dense Population of  $\pm 20,000$  within 1 miles
- Recent Capital Improvements

### **DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	19,896	70,013	142,700
Avg HH Income	\$107,410	\$112,137	\$114,639
No. of Households	8,722	30,447	59,838

### **TRAFFIC COUNTS**

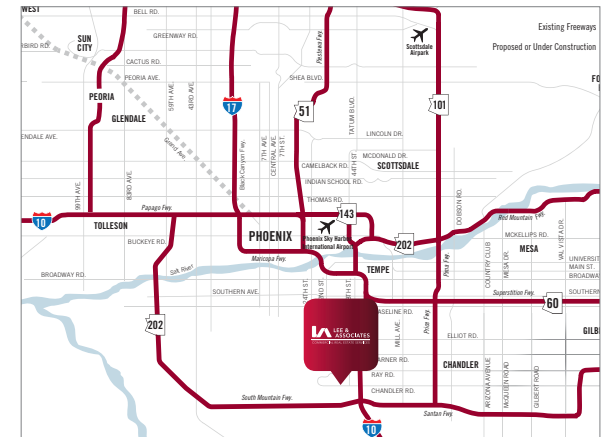
Chandler Blvd	$\pm 35,237$ VPD
40th Street	$\pm 17,007$ VPD
	$\pm 52,244$ VPD



John Esslinger  
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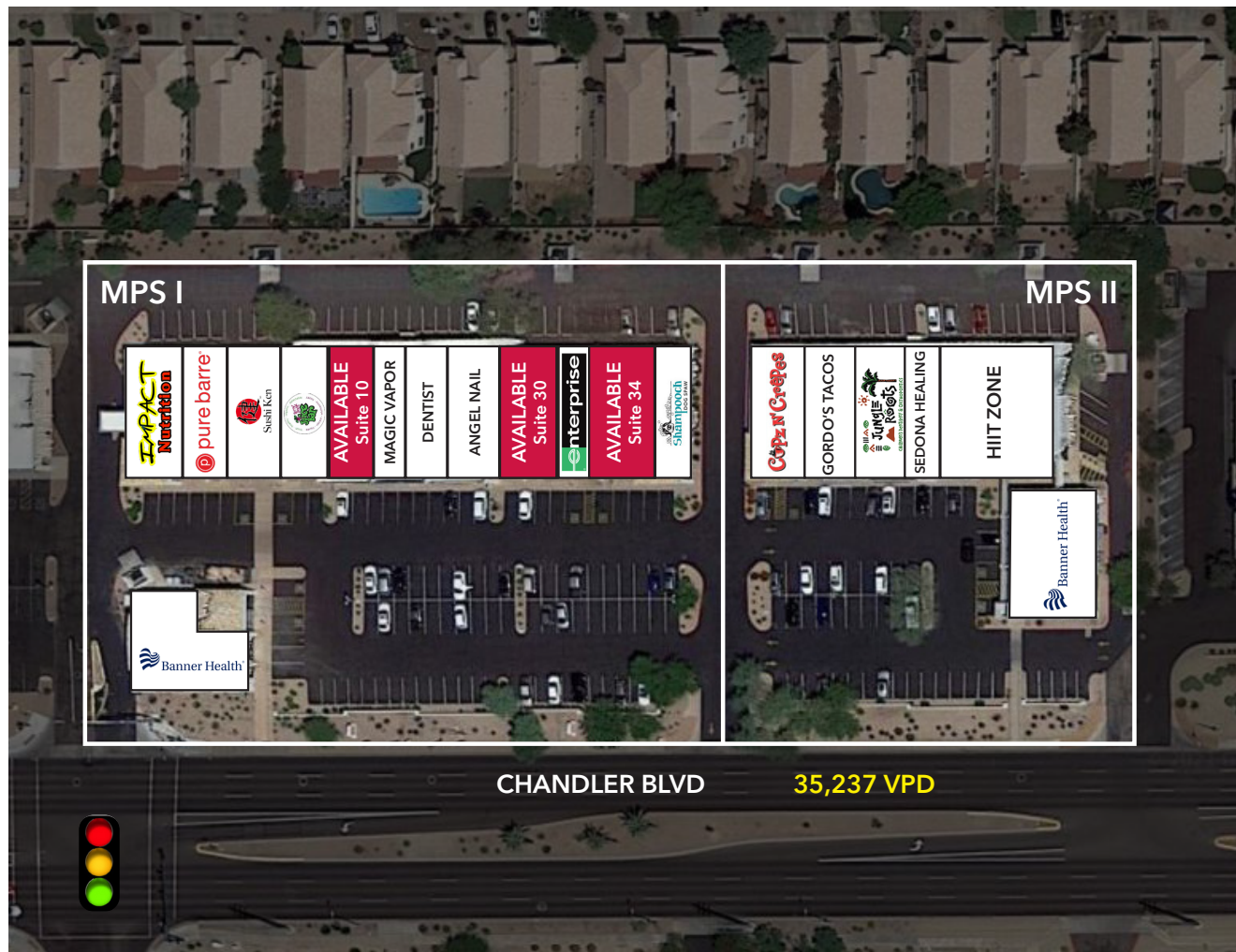
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### AVAILABILITY

4206 - 10	2,500 SF
4206 - 30	975 SF (Vanilla Shell)
4206 - 34	1,625 SF (Former Pizza Rest.)

### NEARBY TENANTS



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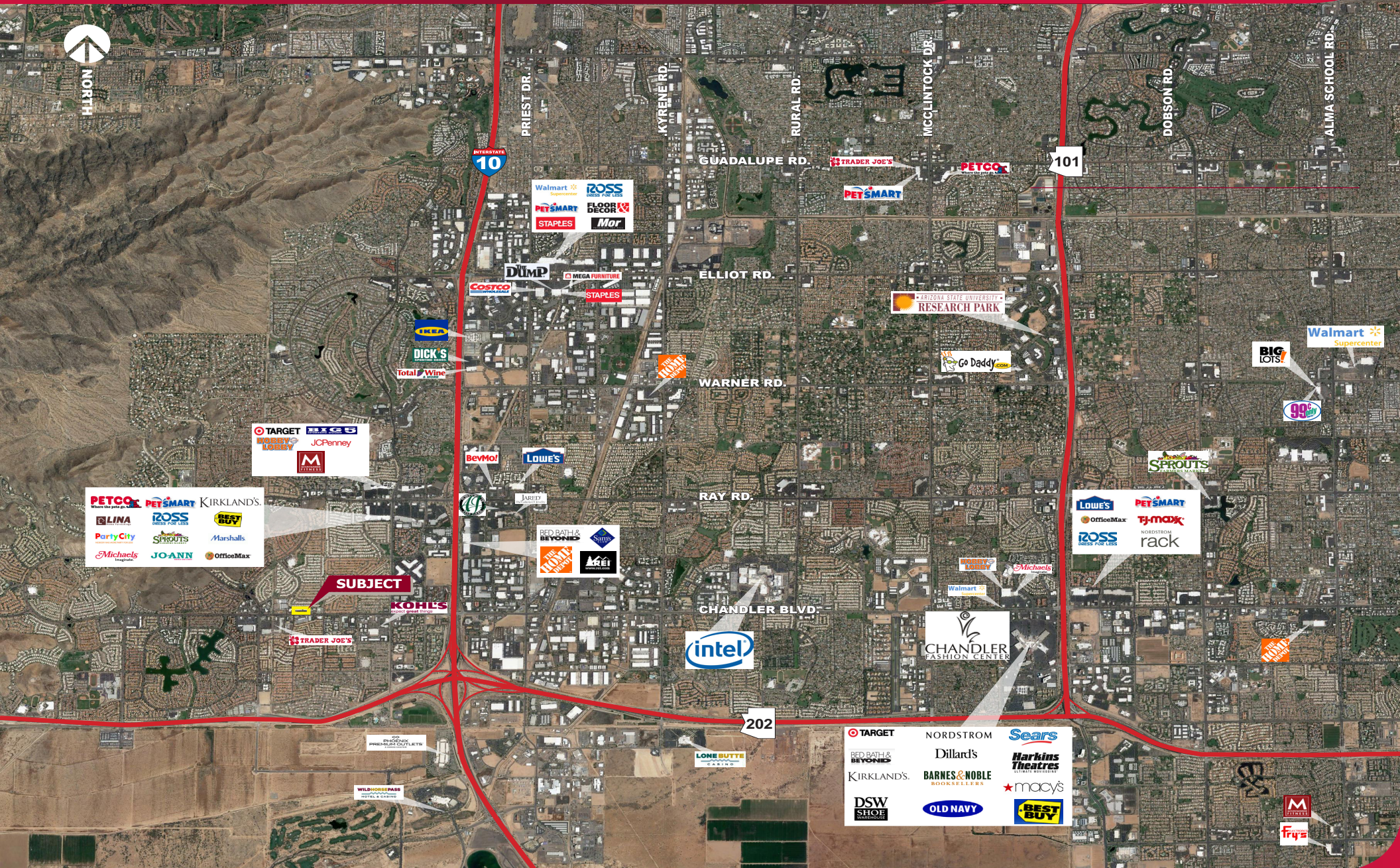


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





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