



TRANSFORMATION COMPLETE



+ - 1,250 SF TO + - 8,933 SF AVAILABLE FOR LEASE

Downtown East

1,250 SF END CAP FORMER SUBWAY

For more information, please contact:

Brian Kocour
602-757-1319
7340 East Main Street, Suite 200
Scottsdale, AZ 85251
www.KocourCompany.com

**NEC INDIAN SCHOOL ROAD & MILLER ROAD
SCOTTSDALE, ARIZONA**





Downtown East

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AVAILABLE SPACE
 +/- 1,250 SF to +/- 8,933 SF

FEATURES

- Increased Patio options with roll-up doors at store fronts
- Updated architectural and landscaping upgrades throughout
- Join Fry's Food & Drug, Merci, Aqua Tots, Hand & Stone Massage, Starlite BBQ, Orange Theory Fitness and more
- Excellent visibility
- Located in the heart of Downtown Scottsdale
- Increasing densities with new mixed-use residential developments
- Property centered near high-end boutique hotels such as: Saguaro Resort, Valley Ho and W Hotel
- Walking distance to all Scottsdale Civic Center events and Scottsdale Giants Stadium
- New Monument Signage!



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DEMOGRAPHICS

POPULATION 2015

1 mile	3 miles	5 miles
18,932	89,793	164,786

AVERAGE HOUSEHOLD INCOME

1 mile	3 miles	5 miles
\$61,199	\$75,401	\$75,433

TRAFFIC COUNTS

- Miller Road (N) - 16,024 VPD
- Miller Road (S) - 14,420 VPD
- Indian School Rd. (W) - 33,938 VPD
- Indian School Rd. (E) - 33,776 VPD

