

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 ±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	±35,237 VPD
40th Street	±17,007 VPD
	±52,244 VPD

John Esslinger
jesslinger@leeazona.com
D 602.385.3797

Sean M. Bishop, CCIM
sbishop@leeazona.com
D 602.954.3774

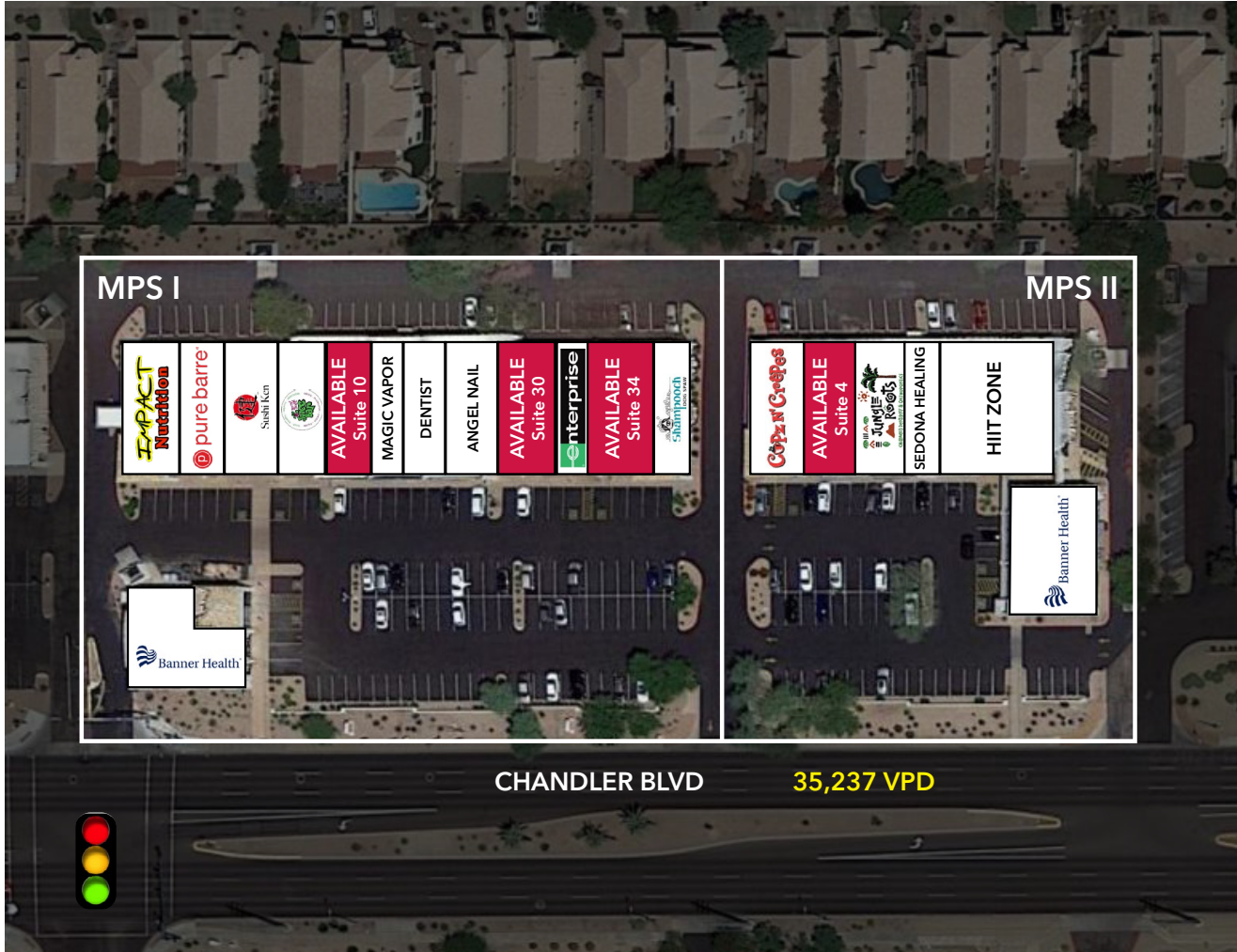
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AVAILABILITY

4206 - 10	2,500 SF
4206 - 30	975 SF (Vanilla Shell)
4206 - 34	1,625 SF (Former Pizza Rest.)
4232 - 4	1,625 SF (Former Gordos Tacos)

NEARBY TENANTS



John Esslinger
jesslinger@leearizona.com
D 602.385.3797

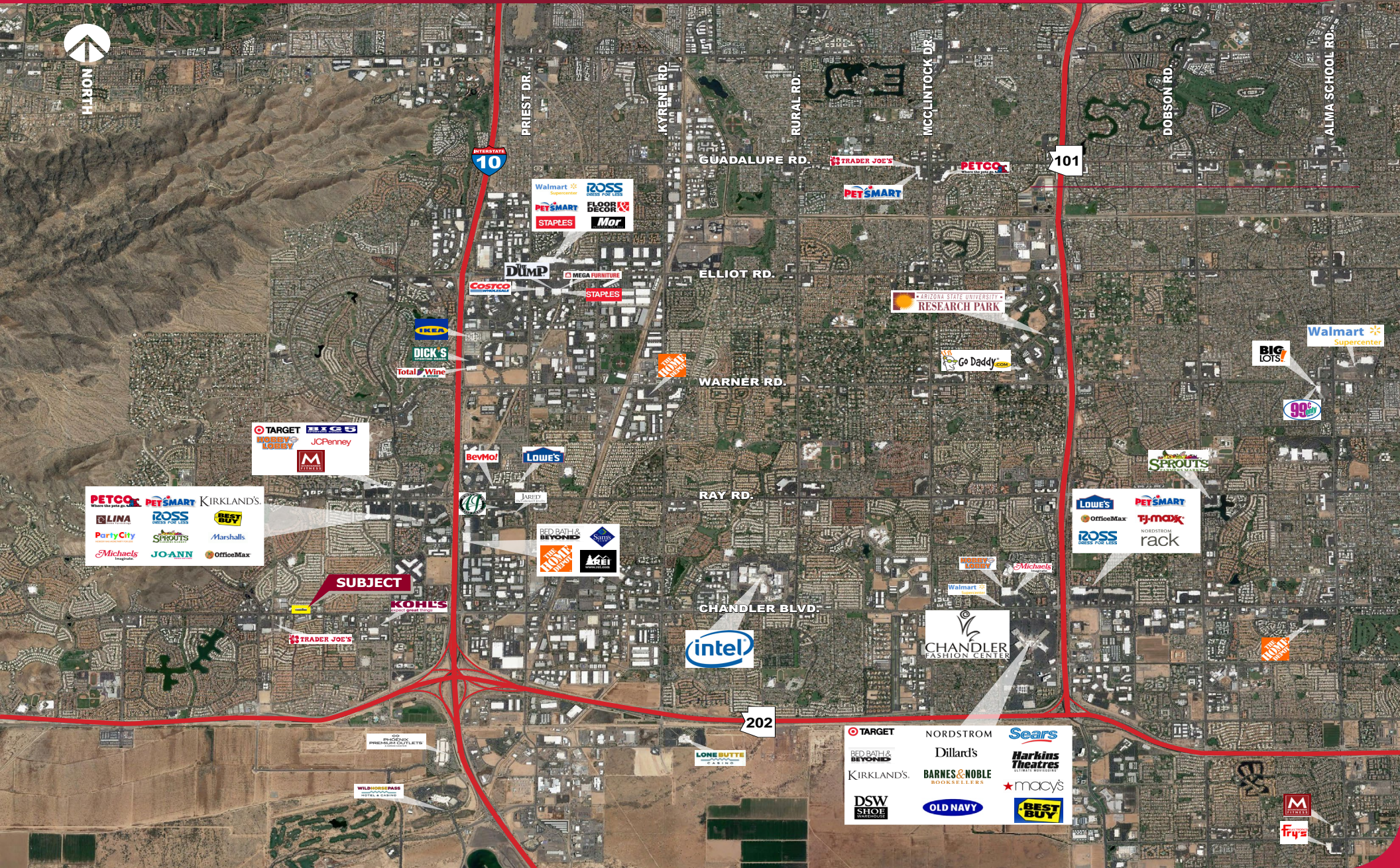
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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jesslinger@leearizona.com
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Sean M. Bishop, CCIM
sbishop@leearizona.com
D 602.954.3774

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