



2434 - 2446 EAST THOMAS ROAD

PHOENIX, ARIZONA 85016

1,624 SF Available for Lease

Lease Rate: \$18.00 PSF + NNN

Located at NEC of Thomas Road & 24th Street

220' of Thomas Road Frontage

Monument Signage

Strong Daytime Employment

Less than 1 mile East of SR-51

Close Proximity to I-10

Heavy Traffic Counts

Close Proximity to Abrazo, Banner Health and Children's Hospitals

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	34.9	35.3	36.2
POPULATION:	23,080	172,870	324,564
AVERAGE HH INCOME:	\$73,638	\$87,970	\$90,760

TRAFFIC COUNTS	VPD
N 24TH STREET:	28,566
E THOMAS ROAD:	43,988

YEAR BUILT	1985
LOT SIZE	0.59 AC
ZONING	C-2, Phoenix
PARCEL NUMBER	119-16-094A & 119-16-097B

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

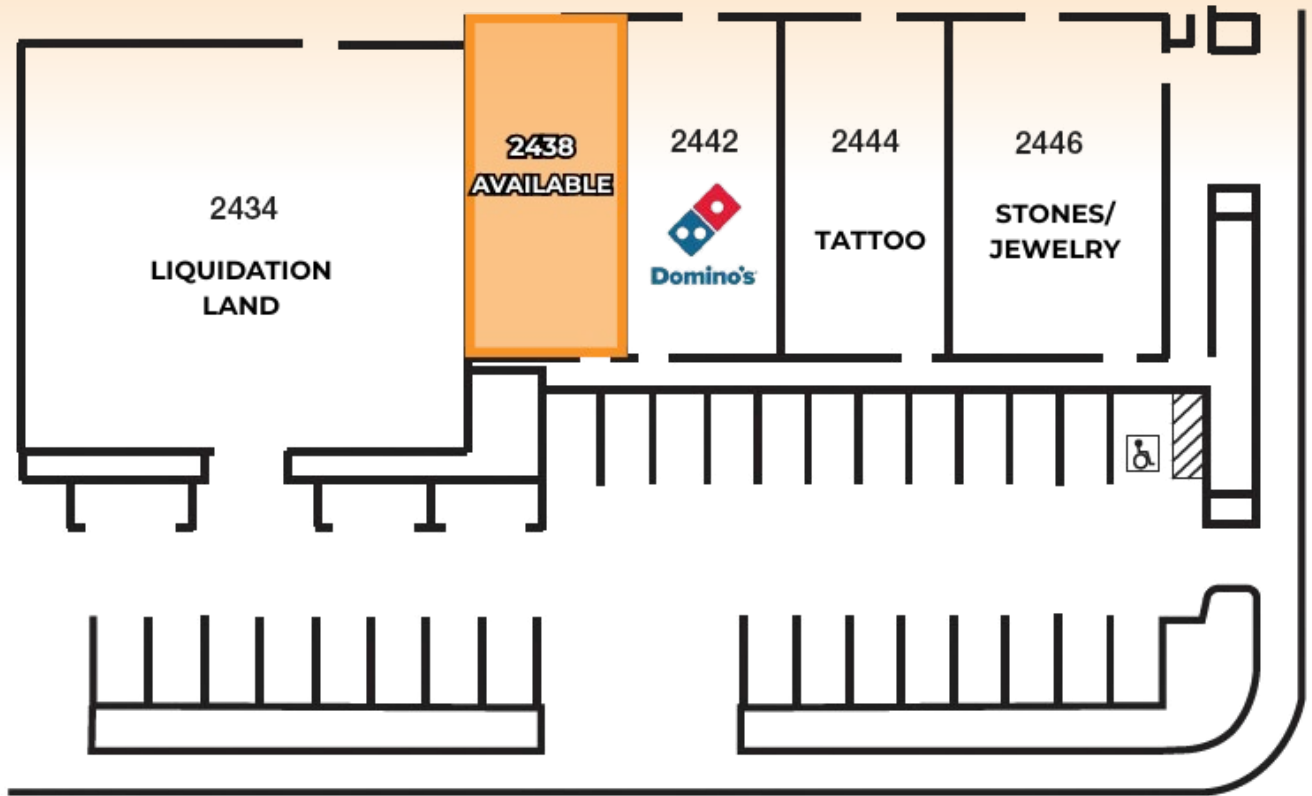
Leah Motsinger

Senior Associate

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SUITE	TENANT	SF
2434	LIQUIDATION LAND	
2438	AVAILABLE	1,624 SF
2442	DOMINO'S PIZZA	
2444	COVEN PHOENIX	
2446	TURQUOISE MOUNTAIN	

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