

RETAIL OR OFFICE OPPORTUNITY AVAILABLE FOR LEASE  
**1,200 SF FOR LEASE | \$28.00 PSF/YR, MG**



**445-515 E. CAREFREE HWY**  
PHOENIX, ARIZONA 85085

**Matt Harper, CCIM**

Senior Vice President  
623.692.9435  
matt@citywidecre.com

**Leah Motsinger**

Senior Associate  
602.423.3619  
leah@citywidecre.com

2122 East Highland Avenue, Suite 225  
Phoenix, Arizona 85016  
602.313.1000 • citywidecre.com

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# RETAIL OR OFFICE FOR LEASE

1,200 SF AVAILABLE

## PROPERTY DETAILS

1,200 SF Available

Lease Rate: \$28.00 PSF, Modified Gross

Carefree Highway Frontage

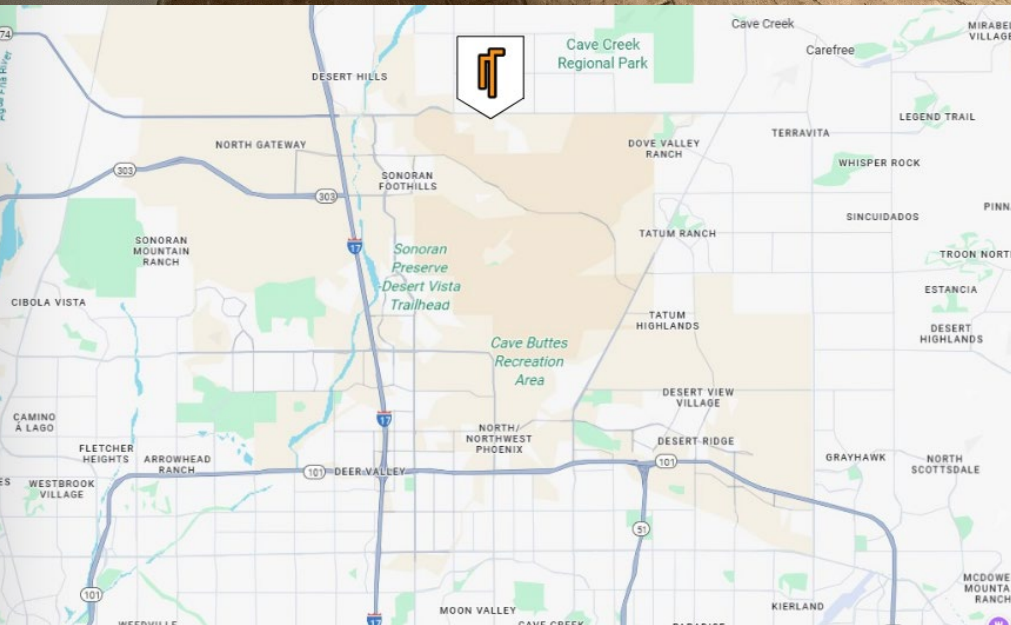
Retail or Office Opportunity

Excellent Demographics

Convenience Store & Strip Mall

High Income Trade Area

Close Proximity to I-17 Highway



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	44.2	40.0	38.5
POPULATION:	1,629	17,278	28,561
AVERAGE HH INCOME:	\$165,661	\$152,533	\$157,064

YEAR BUILT	2014
ZONING	C-S
APN	211-24-033A

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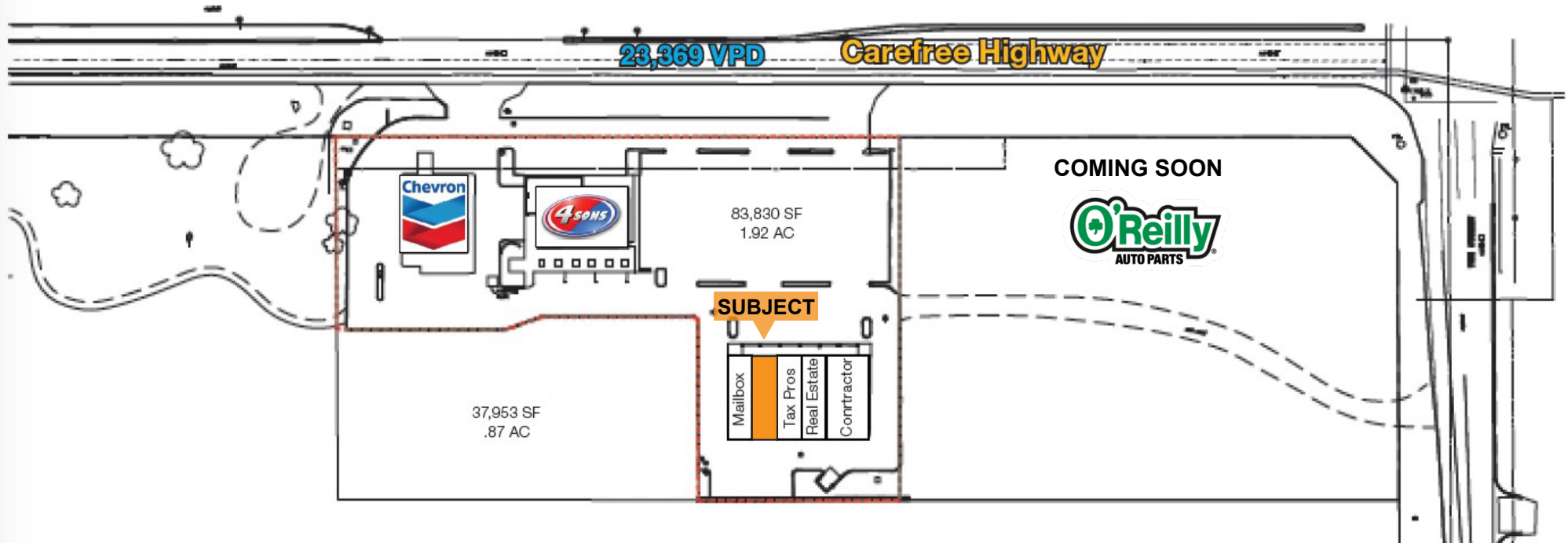
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# SITE PLAN

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# AREA MAP

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