

Leasing Incentive - Suite 102

For any qualified tenants on a 36-month Lease Term, the landlord will offer the Base Rent Incentive. The Lease transaction must be executed on or before January 31, 2025.

- Year 1 – \$14.00/NNN
- Year 2 – \$18.00/NNN
- Year 3 – \$19.50/NNN



7430 S 48th St

Phoenix, Arizona 85042

Property Features

- Retail PAD building across from Fry's Grocery Store
- Former Dance Studio Available
- Strong traffic counts
- Great street visibility and frontage
- Close proximity to I-10 Freeway and Phoenix Sky Harbor International Airport
- Centrally located
- Near Arizona Grand Resort
- Roll-up security screen & secured storage room available on Suite 102
- 7 Brew is in final permit stage
- Take 5 is Opening the 1st Quarter of 2025!



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	36.7	33.5	32.3
Population:	14,359	96,835	277,872
Average HH Income:	\$85,324	\$96,862	\$108,906

Traffic Counts

	VPD
S 48th St	50,266
E Baseline Rd	64,128

Matt Harper, CCIM

+1 602 393 6604 • matt.harper@naihorizon.com

Leah Motsinger

+1 602 393 6620 • leah.motsinger@naihorizon.com

2944 N 44th St, Suite 200

Phoenix, AZ 85018

+1 602 955 4000

naihorizon.com

Photos

FOR LEASE
7430 S 48th St
1,820 SF & 2,005 SF AVAILABLE



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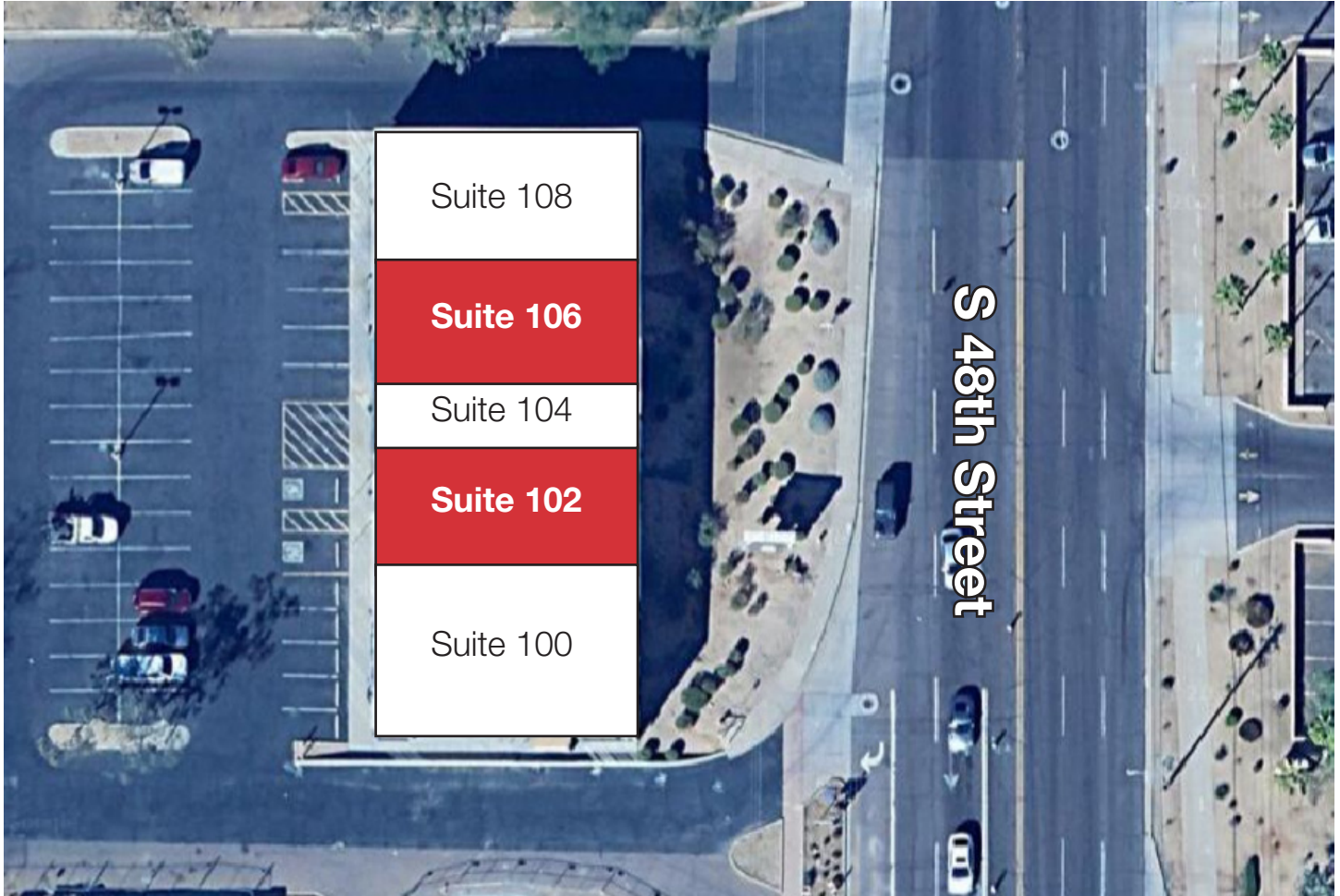
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Site Plan

FOR LEASE

7430 S 48th St

1,820 SF & 2,005 SF AVAILABLE



Suite	Tenant	SF	Rate
100	Cash Time	3,167	
102	AVAILABLE	1,820	\$14.00 + NNN
104	New Hope of Arizona	1,008	
106	AVAILABLE	2,005	\$19.50 + NNN
108	Pink Sky Productions	2,069	

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Retail Map

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