

McDowell Corners Shopping Center

4239 - 4339 W McDowell Rd., Phoenix, AZ 85009

Available For Lease

±1,400 SF Retail Space & ±2,500 SF Warehouse Storage



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Colliers

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Colliers

1,400 SF Retail Space &
2,500 SF Warehouse Space
at McDowell & 43rd Ave

PROPERTY HIGHLIGHTS



1,400 SF former
Jackson Hewitt



Three Prominent
Monument Signs



Immediate Access to
I-10 Freeway



Neighborhood Center
Anchored by Food City



Dense Surrounding
Residential Population



Signalized Corner at
43rd Ave & McDowell Rd



PROPERTY EXPENSES

Property Expenses Summary:

Asking Rent - \$22.00 psf
Tax - \$0.72 psf
CAM & Insurance - \$7.52 psf

Parcel Number

106-27-001W

AREA HIGHLIGHTS



Strong
synergistic tenant mix



+102 VPD
vehicles crossing intersection per day



Convenient
access to I-10 & major arterials

Site Plan



Site Information



3-MILE DEMOGRAPHICS

\$73,951



2025 Average Household Income

\$320,537



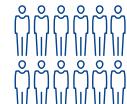
2025 Average Home Value

156,066



2025 Total Daytime Population

131,573



2025 Total Population



For more information, contact:

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