

**FOR
LEASE**



4401 W WENDOVER AVE

**Lease Rate:
\$22.00 SF/yr**

PROPERTY OVERVIEW

Join other notable retailers like T-Mobile, Geico, Cycle Gear, and New York Bride in this highly visible corner of W Wendover Ave. This property boasts a highly trafficked corner location within a sprawling retail corridor, offering unparalleled exposure to a diverse consumer base. With direct on/off ramp access to I-40 and prominent visibility from the highway, this space provides optimal accessibility and visibility for businesses. Don't miss the chance to establish your presence in this high-traffic, high-visibility location.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	4,199	31,942	69,767
Population:	8,423	70,129	164,068
Avg HH Income:	\$73,314	\$82,675	\$88,842

PROPERTY HIGHLIGHTS

- Former Window World space
- Strong Daytime population
- Multiple points of ingress and egress
- Highly trafficked corner within a bustling retail corridor
- Trade Area Retailers include: Target, Walmart, Costco, Sam's Club, & Home Depot
- Direct on/off ramp access to I-40 travelled by more than 110,000 VPD
- W Wendover Ave 46,000 VPD

AVAILABLE SPACES

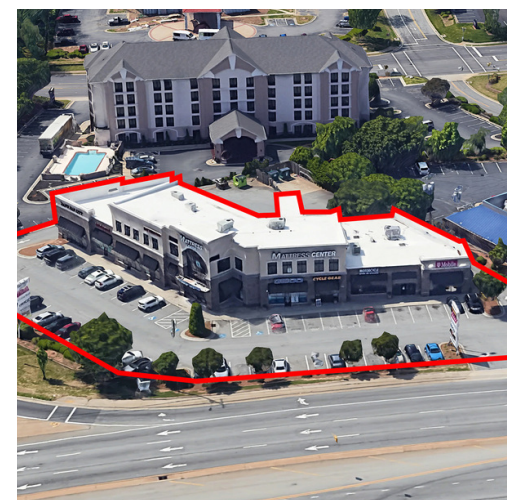
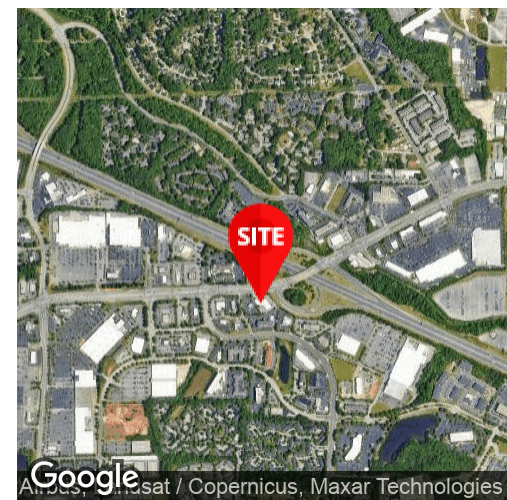
Suite 104

2,427 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:
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