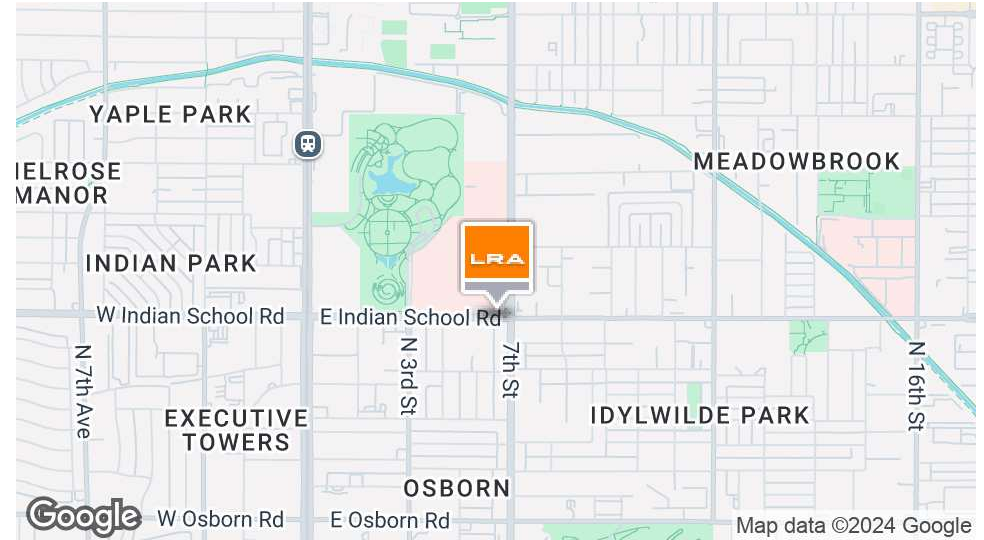


623 E. Indian School Rd.

623 E. Indian School Rd. | Phoenix , AZ 85012



OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Building Size:	5,733 SF
Available SF:	1,320 SF
Market:	Phoenix
Submarket:	Midtown

PROPERTY OVERVIEW

This unique two story brick building is directly across from the VA hospital, with street frontage directly along Indian School Rd, and nearby access to the I-10 and SR 51. With heavy traffic counts, great street visibility, and good opportunity for signage, it's the perfect Midtown location for any professional retail/ office use.

PROPERTY HIGHLIGHTS

- Great street visibility and frontage along Indian School Rd.
- Good opportunity for signage
- Heavy traffic counts
- Nearby access to the I-10 and SR-51
- Directly across from Carl T. Hayden Veteran's Hospital



FOR LEASE | RETAIL/OFFICE

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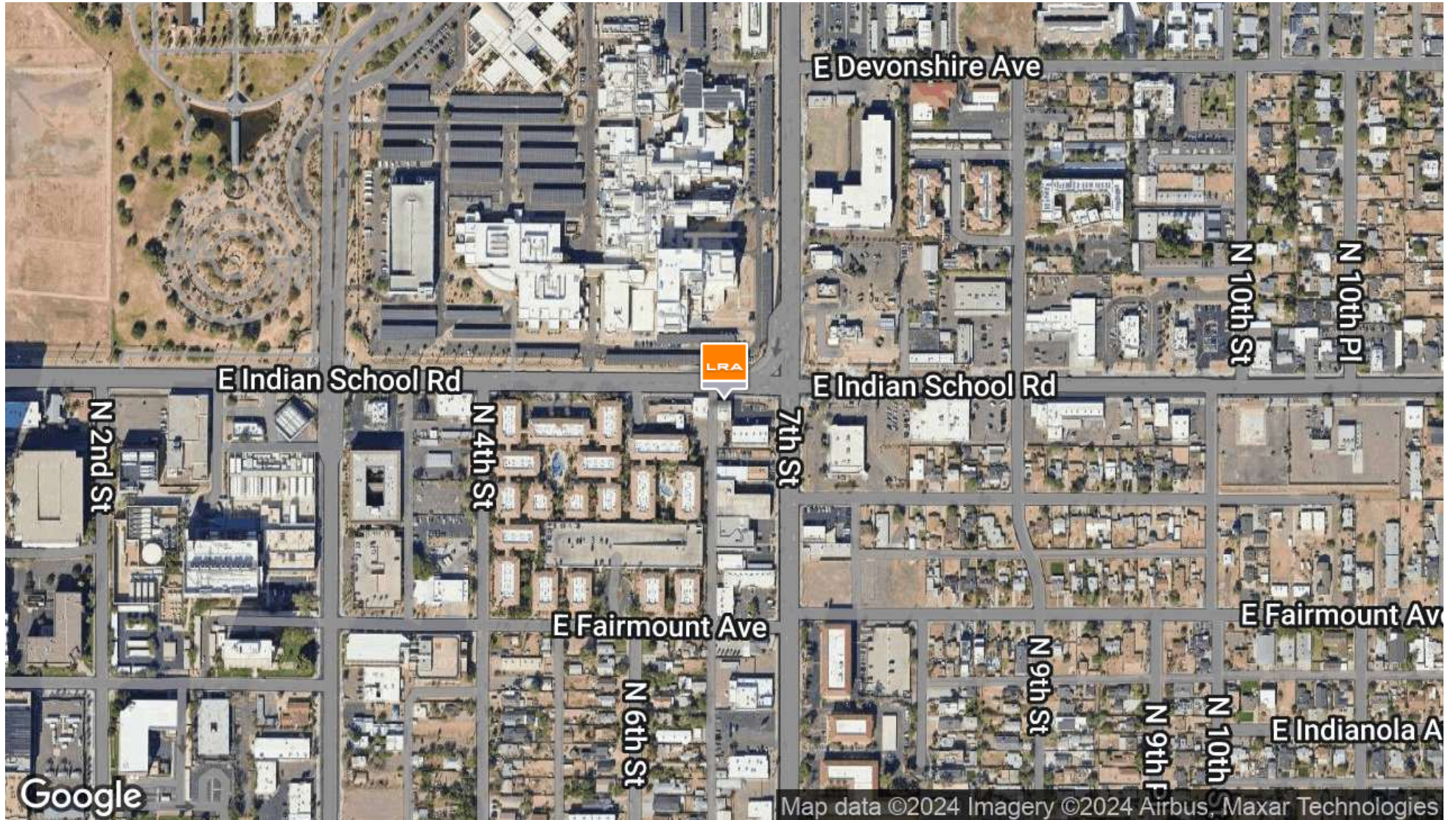




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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,422	3,911	21,753
Average Age	38	39	38
Average Age (Male)	39	39	39
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	754	2,057	11,734
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$108,430	\$99,046	\$84,766
Average House Value	\$460,580	\$471,425	\$497,842

Demographics data derived from AlphaMap

