

FOR LEASE – 1,800 SF MEDICAL SUITE

4901 N 44th ST
PHOENIX, AZ 85018

ARIZONAMOB.COM

AARON KUHL
602-525-1491
AARON@ARIZONAMOB.COM

MICHAEL MORTON
480-323-0714
MICHAEL@ARIZONAMOB.COM

TAVAN RASOR
602-737-3377
TAVAN@ARIZONAMOB.COM



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PROPERTY SUMMARY

4901 N 44th ST
PHOENIX, AZ 85018

BUILDING SIZE

8,071 SF

SUITE SIZE

1,800 SF

PARKING RATIO

± 5.88/1,000 SF

ZONING

R-O PHOENIX

TRAFFIC COUNTS

38K PER DAY



- ABUNDANT PARKING
- IDEALLY LOCATED OFF OF 44TH STREET AND CAMELBACK RD.
- HIGH VISIBILITY MONUMENT SIGNAGE AVAILABLE
- ≈ 38,000 VEHICLES PER DAY ON NORTH 44TH STREET

FLOOR PLAN

4901 N 44th ST
PHOENIX, AZ 85018

TREATMENT ROOMS

6

EXECUTIVE OFFICES

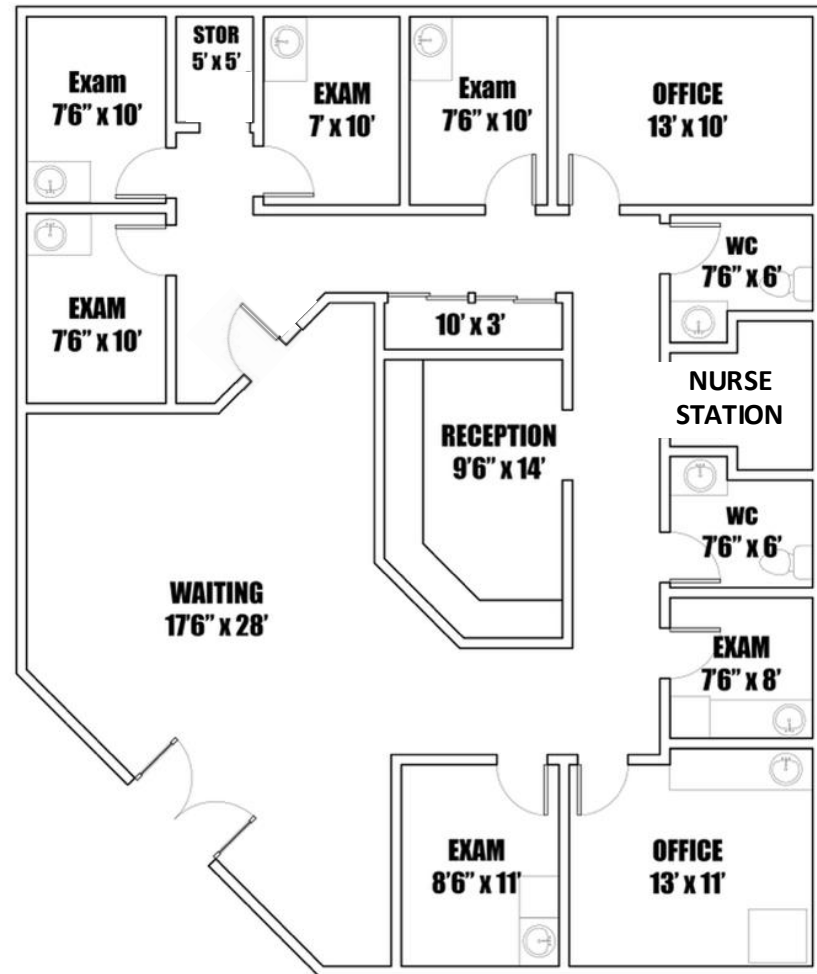
2

REST ROOMS

2

PRIVATE ENTRANCE

Yes



DEMOGRAPHICS

4901 N 44th ST
PHOENIX, AZ 85018



LOCATION & MARKET

4901 N 44th St. is ideally situated in the affluent East Phoenix neighborhood of Arcadia, where it's high median income allows for unmatched business potential. It's proximity to major medical centers allow for referrals and makes this location a perfect fit for a thriving healthcare business.

Nearby Medical Centers	Demographics
5.3 Miles to PCH and Abrazo Heart	High Median Household Income
5 Miles to Osborn Healthcare Hospital	Diverse Population in Camelback East
11 Miles to HonorHealth Shea	Strong Patient Base
7.6 Miles to Banner University Med Center	Growing Population in 85018 ZIP Code
5 Urgent Care Centers Within 1.5 Miles	Increasing Demand for Healthcare

AREA OVERVIEW



Camelback Rd.



44th St



Indian School Rd





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