

NWC Central & Southern Avenue

5808 S. Central Avenue, Phoenix, AZ 85040



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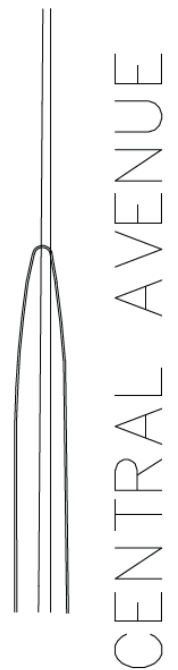
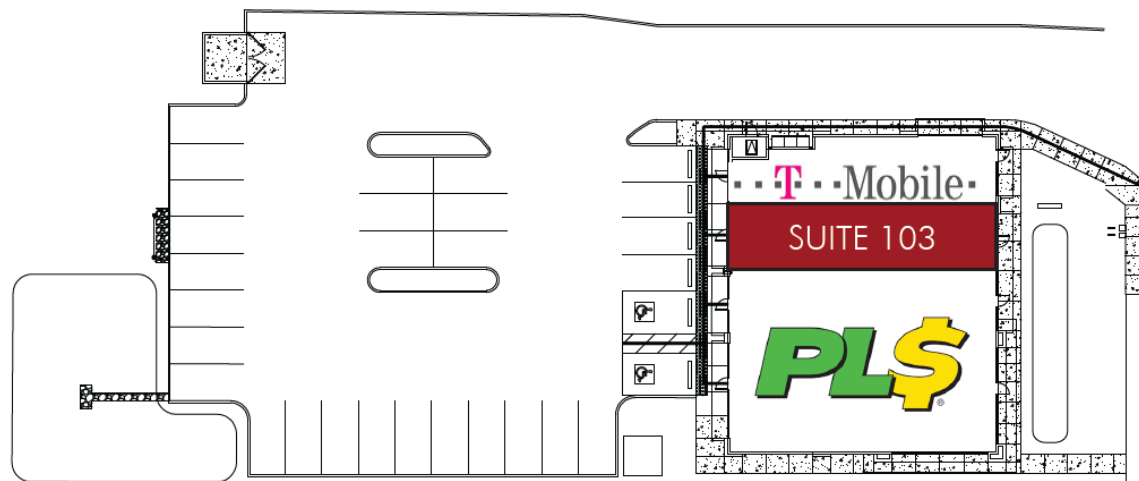
PROPERTY HIGHLIGHTS

- Suite 103: 1,213 SF Available
- Multi Tenant Building Fronting Central Avenue
- High Traffic Intersection
- Monument Signage Available
- NNN = \$7.75 PSF

TRAFFIC COUNTS

- Central Avenue: 24,666 VPD
- Southern Avenue: 30,018 VPD

NEARBY RETAIL



SOUTHERN AVENUE



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,420	103,486	208,287
Average Age	34	35	35
Average Age (Male)	33.1	34.4	34.9
Average Age (Female)	34.1	35.2	34.9



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$69,613	\$86,816	\$84,435
Average House Value	\$356,562	\$368,847	\$386,479



HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	3.3	3.3	3.1



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	488	3,115	10,490
Total Employees	3,274	31,463	145,598



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	6,492	32,346	70,878
2028 Households	7,218	35,141	80,728



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