

ain St

E Main St

N Miller Rd

# NEW LISTING

3920 N Miller Rd #103,  
Scottsdale, AZ, 85215

## FEATURES:

- 4 Hair Stations
- 2 Parking Spaces
- 2 Nail Stations
- Private Bathroom

2,492 SqFt



(602)-291-2073

Nickole@tomapartners.com

*The Sparacia Team*  
TURNING TRANSACTIONS INTO RELATIONSHIPS

**CENTURY 21**  
Toma Partners

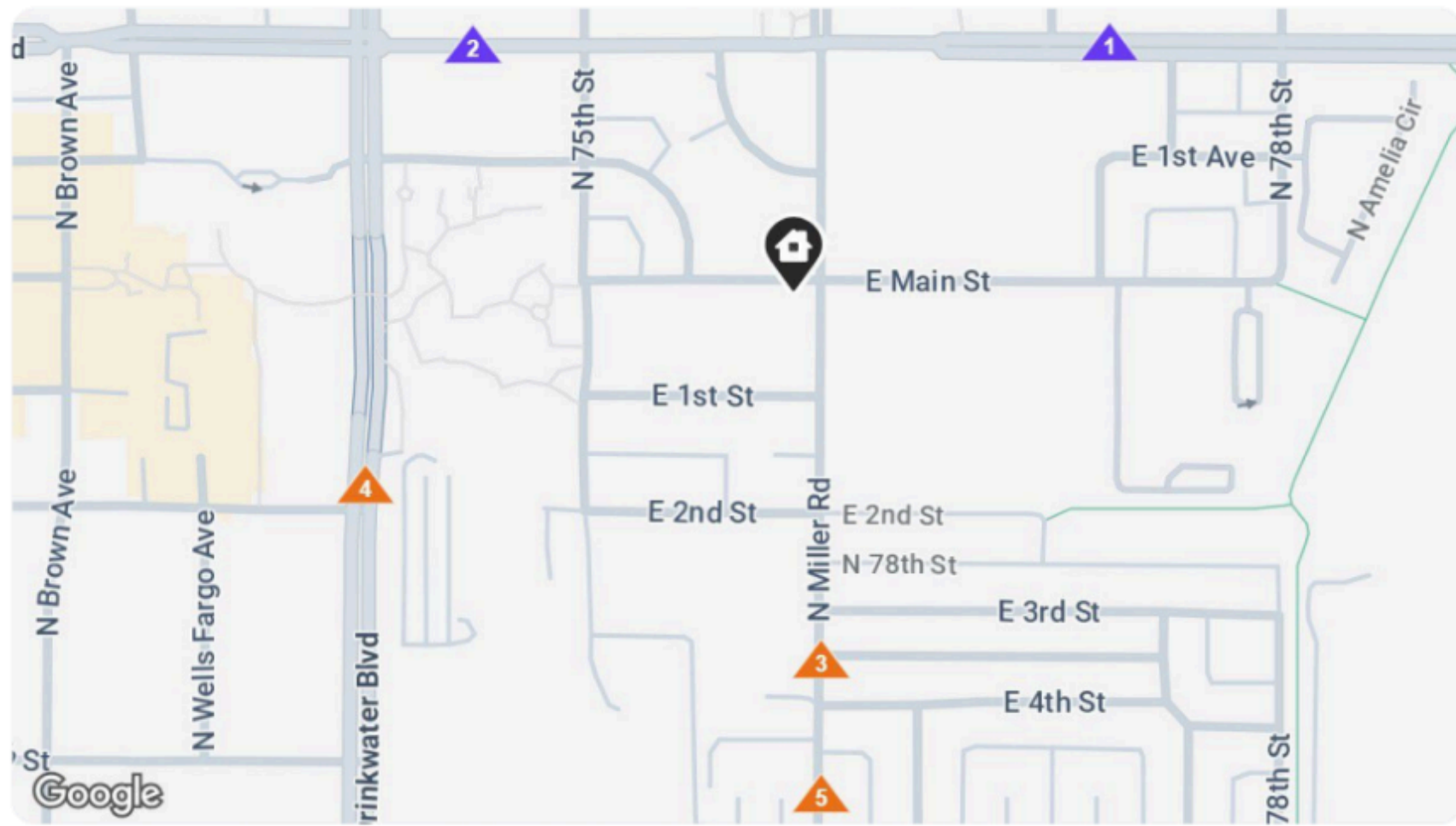


## PROPERTY DETAILS

- BUILT IN 1985
- FULLY BUILT-OUT WITH OVER \$60K IN IMPROVEMENTS AND MOVE-IN READY
- NEAR OLD TOWN SCOTTSDALE & ENTERTAINMENT DISTRICT
- APN: 30-25-100-A
- ZONING: COMMERCIAL



# Traffic Counts



## Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

## Traffic Counts within 1 mile by Proximity

▲ **42,868**

East Indian School Road

2025 Est. daily traffic counts

Cross: N PkwyAve  
Cross Dir: W  
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2018	<span style="color: purple;">▲</span>	42,422	AADT

▲ **35,629**

E Indian School Rd

2025 Est. daily traffic counts

Cross: N Civic Center Blvd  
Cross Dir: W  
Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2014	<span style="color: purple;">▲</span>	38,500	ADT
2010	<span style="color: purple;">▲</span>	31,500	ADT
2006	<span style="color: purple;">▲</span>	39,600	ADT
2003	<span style="color: red;">▲</span>	27,000	AWDT
2002	<span style="color: purple;">▲</span>	35,000	ADT

▲ **13,722**

N Miller Rd

2025 Est. daily traffic counts

Cross: E 4th St  
Cross Dir: S  
Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2015	<span style="color: red;">▲</span>	15,843	ADT
2014	<span style="color: orange;">▲</span>	12,600	ADT
2011	<span style="color: orange;">▲</span>	12,359	ADT
2010	<span style="color: orange;">▲</span>	13,800	ADT
2006	<span style="color: orange;">▲</span>	14,600	ADT

▲ **13,085**

N Civic Center Blvd

2025 Est. daily traffic counts

Cross: E 2nd St  
Cross Dir: S  
Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2014	<span style="color: orange;">▲</span>	12,400	ADT
2010	<span style="color: orange;">▲</span>	13,200	ADT
2006	<span style="color: orange;">▲</span>	12,900	ADT
2002	<span style="color: orange;">▲</span>	13,300	ADT
1998	<span style="color: orange;">▲</span>	13,500	ADT

▲ **11,999**

North Miller Road

2025 Est. daily traffic counts

Cross: E 4th St  
Cross Dir: N  
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2018	<span style="color: orange;">▲</span>	12,075	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

**Perfect for beauty professionals seeking a ready-to-operate environment with strong visibility and convenient client access, this space combines functionality with prime location appeal.**

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