



## MCDOWELL SQUARE

NWC 51st Ave & McDowell  
5114 W. McDowell Rd., Phoenix, AZ

### FOR LEASE

750 - 4,500 SF Available

Over 63,000 VPD  
at Intersection

More than 435,000  
Residents within a  
5-Mile Radius

0.25 Miles North of I-10

Lots of Parking

Join:



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## NIC CHAVIRA

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## FOR LEASE

750 SF

1,000 SF

2,730 SF

2,800 SF  
 Former Restaurant Space  
 with Drive Thru Available

4,500 SF  
 Available 01/01/21

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REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

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### DEMOGRAPHICS

(2019)

#### Population Estimates

1 Mile	23,243
3 Mile	168,024
5 Mile	440,255

#### Average Household Income

1 Mile	\$41,194
3 Mile	\$39,421
5 Mile	\$44,597

#### Households

1 Mile	6,056
3 Mile	43,492
5 Mile	119,689

### TRAFFIC COUNT

(2019)

McDowell Rd	E: 27,562
	W: 27,379
51st Ave	N: 33,387
	S: 39,211



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