

FOR LEASE

Scottsdale Commerce Center

1495 NORTH HAYDEN ROAD, SCOTTSDALE, AZ 85257

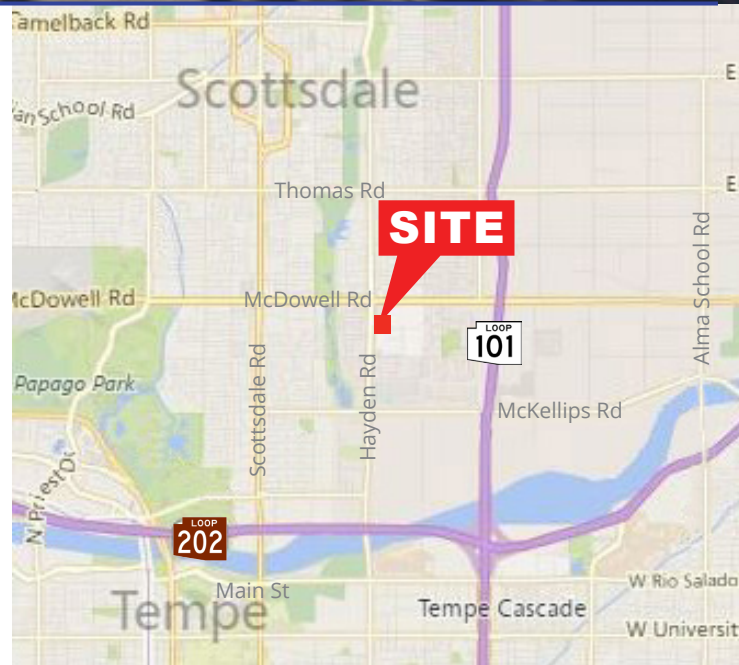


PROPERTY HIGHLIGHTS

- ±1,360 SF of retail space available in a high-traffic shopping center
- Frontage and monument signage on Hayden Road
- Well-maintained multi-tenant retail center
- Great traffic counts and visibility
- Abundant parking
- Located 1.25 miles from 101 Freeway

PRICING

LEASE RATE: \$20.00/SF NNN



JACK STEIN

Patriot Commercial Properties
Principal | Designated Broker
602 508 0055
jack@patriotcommercialproperties.com

PATRIOT

COMMERCIAL PROPERTIES

2833 N. 48th Street, Phoenix, AZ 85008
www.patriotcommercialproperties.com

Information contained herein was obtained from sources believed to be reliable, however Patriot Commercial Properties, LLC, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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AVAILABILITY

SUITE SIZE
Suite D-8 ±1,360 SF

SPACE HIGHLIGHTS

- Abundant light
- Office and storage
- Seating areas
- Private restrooms

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DEMOGRAPHICS (COSTAR 2024)

	1 Mile	3 Miles	5 Miles
Avg. HH Income	\$101,046	\$100,459	\$89,369
No. of Households	8,338	46,990	131,360
Population	17,034	94,551	293,454
No. of Businesses	608	7,061	16,871
No. of Employees	12,171	89,623	203,098

TRAFFIC COUNTS (COSTAR 2022)

±25,220 vehicles per day on McDowell Road

±32,399 vehicles per day on Hayden Road

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