NEC 43RD AVE & DUNLAP – HARD CORNER PAD SITE

4250 WEST DUNLAP AVENUE | PHOENIX, AZ 85051

AVAILABLE FOR LEASE, GL, or BTS

***Please do not bother tenant**

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3333 E Camelback Rd., Ste 252
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R·O·I PROPERTIES
ENHANCING REAL ESTATE ASSETS®

PROPERTY SUMMARY

TRADE MARKET	West Phoenix
PRICING	Withheld - Inquire with Broker
PARCEL SIZE:	0.51 AC | 22,172 SF
AVAILABLE SF	±1,624 SF (As - Is)
VPD - DUNLAP & 43RD	Dunlap (29,050 VPD) 43rd Ave (40,843 VPD)
ZONING	C-2
FLEXIBLE OPTIONS	Lease, Build to Suit, or Ground Lease

PROPERTY HIGHLIGHTS

- Hard Corner Site, Great Access and Visibility
- Bordering Phoenix, and Glendale
- Strong Foot Traffic – 60,000 VPD at Corner
- Join Other National and Regional Tenants on Corner
- Ownership Open to Lease, Ground Lease, Build to Suit
- Close Access to I-17

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NEARBY RETAILERS

DQ

Public Storage

BoSa DONUTS

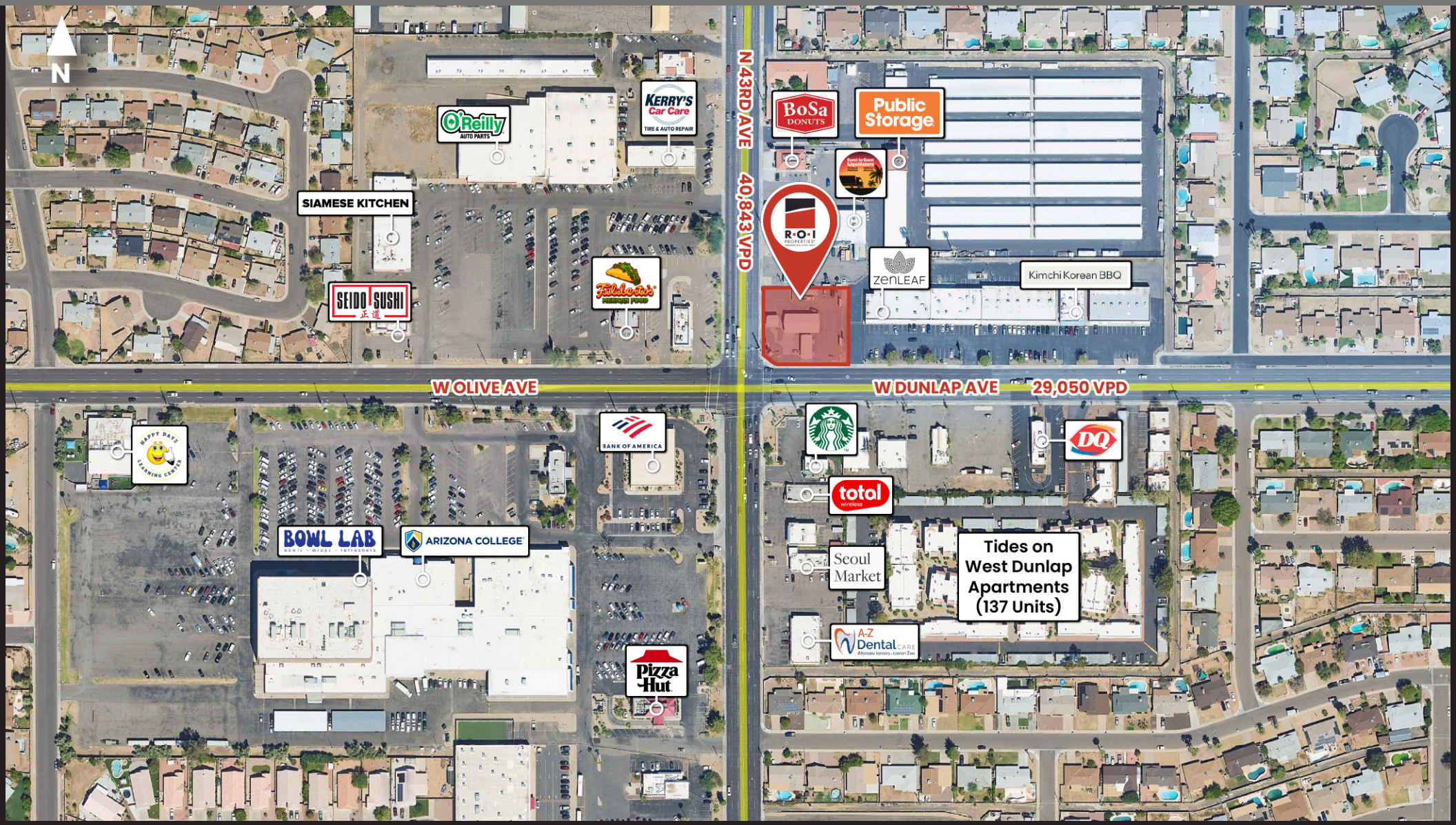
KERRY'S Car Care
TIRE & AUTO REPAIR

zenLEAF

DENSE AREA – GREAT RETAIL SYNERGY

4250 W DUNLAP AVE, PHOENIX, AZ 85051

FOR LEASE



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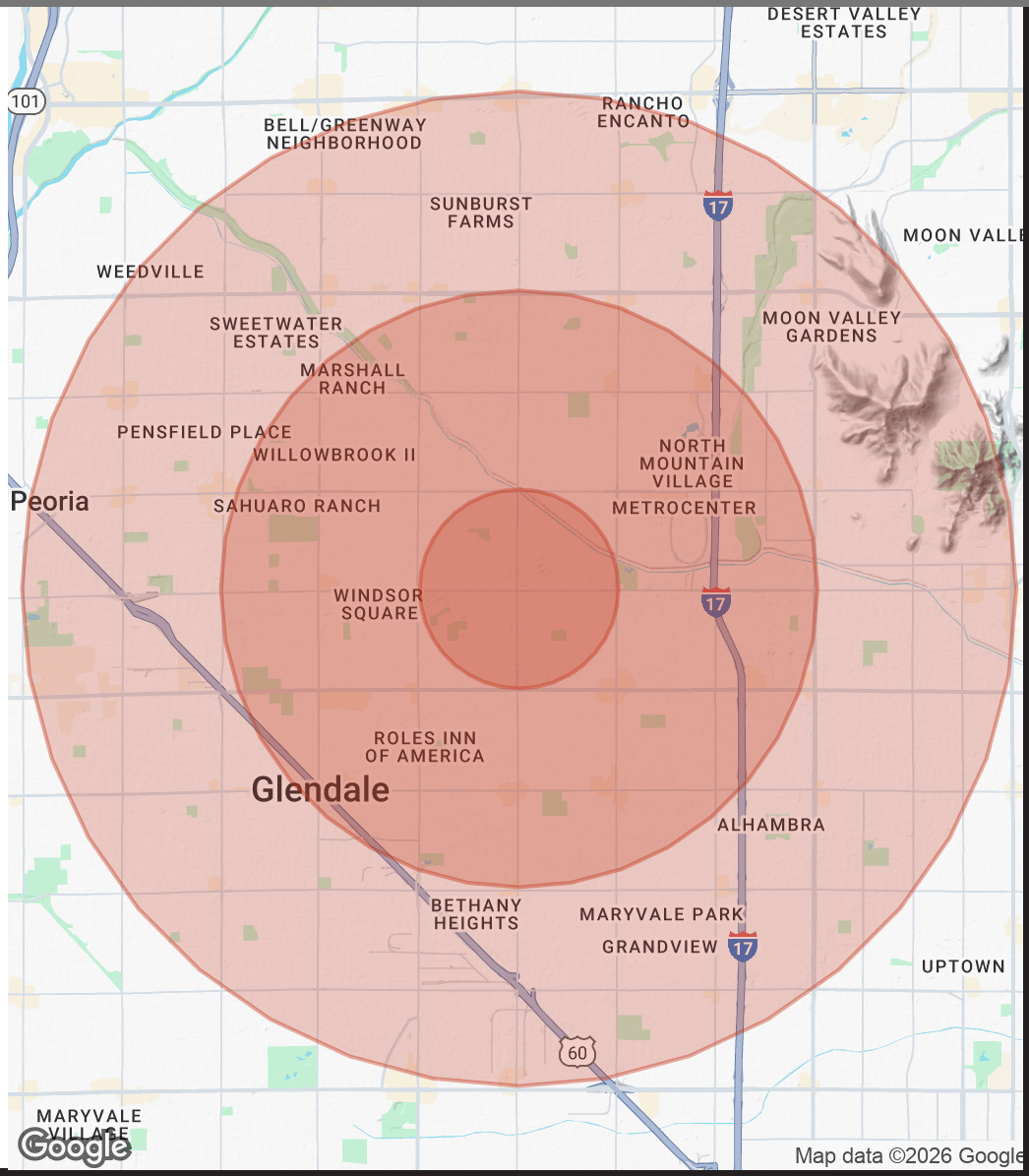
DEMOGRAPHIC SUMMARY

4250 W DUNLAP AVE, PHOENIX, AZ 85051

FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,095	198,446	494,281
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,387	70,348	172,806
# of Persons per HH	3	2.8	2.9
Average HH Income	$87,490	$77,239	$82,146
Average House Value	$354,444	$316,377	$365,913



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