

SOUTHERN PLAZA

2710 W. SOUTHERN AVE, PHOENIX, AZ 85041
NWC SOUTHERN & 27TH AVE

±1,700SF END CAP AVAILABLE FOR LEASE



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PROPERTY FEATURES

AVAILABLE	Suite 109 - ±1,700SF
LOCATION	Site is situated in Laveen, a rapid growth area with over 20 homebuilders represented.
CO-TENANTS	Boba Tea & Snow Icehouse, AZ Family & Kids Dental, Kathy's Nails, R&C Barber Shop
PARKING	5.70/1,000 SF, 73 Surface

LOCATION HIGHLIGHTS

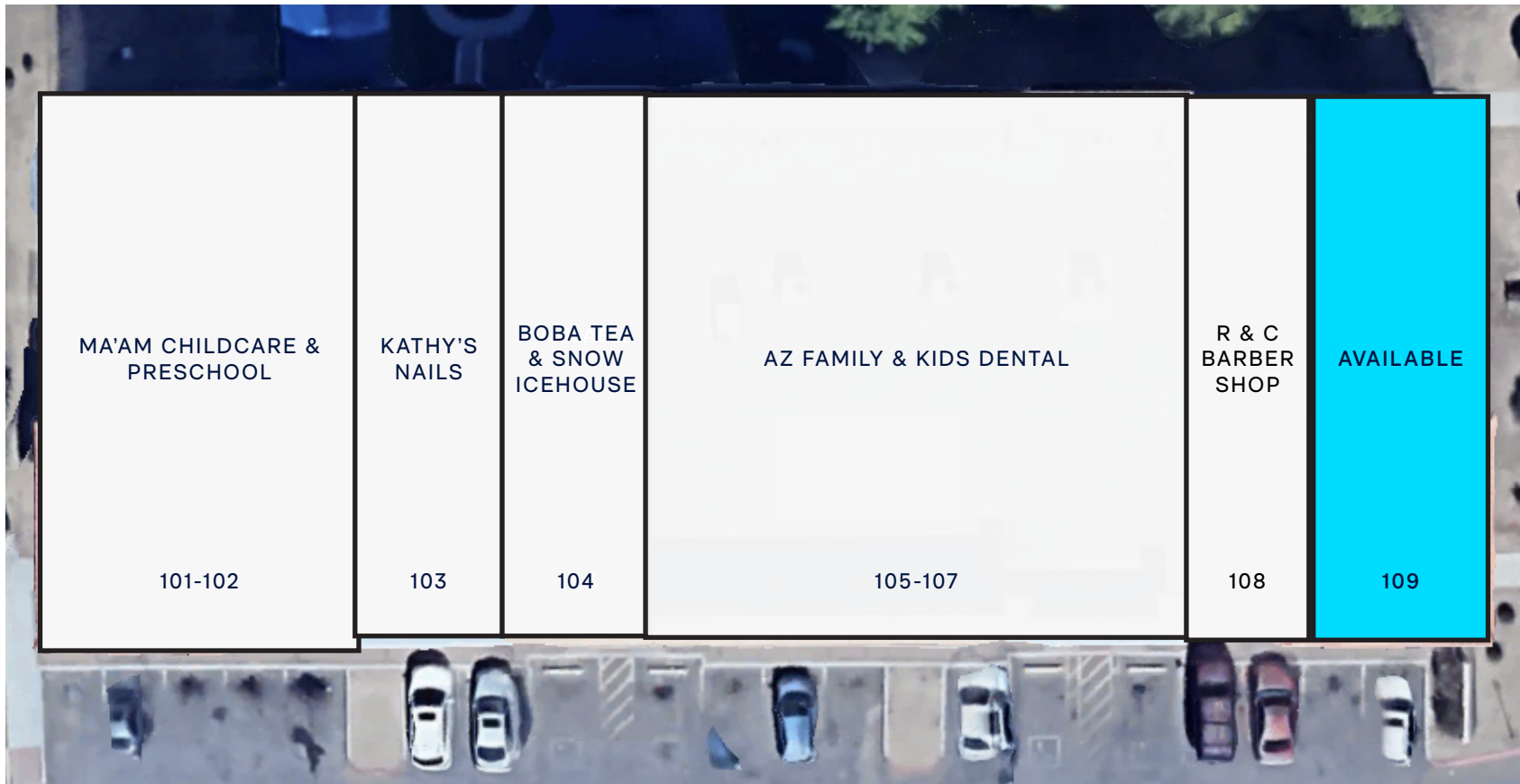


SIGNALIZED HARD CORNER IN A RAPIDLY GROWING TRADE AREA



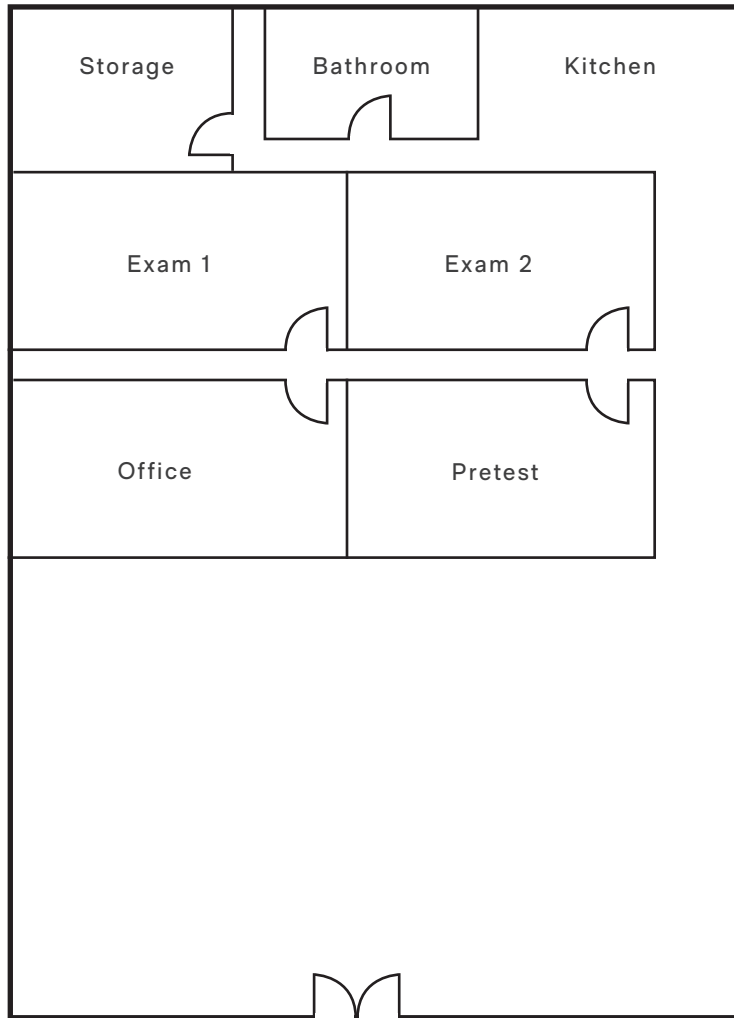
STRONG TRAFFIC COUNTS WITH ±53K AT THE INTERSECTION

SITE PLAN



FLOOR PLAN

Suite 109 (±1,700 SF)



DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	16,310	89,618	210,073
Proj. Pop. (2030)	7,741	97,092	228,098
Daytime Population	1,198	20,960	140,016
Median Age	31.8	32.4	33

Household	1-Mile	3-Mile	5-Mile
Total Households	4,492	25,250	62,963
Proj. Households (2030)	4,890	27,385	68,595
Avg. Household Size	3.5	3.4	3.1

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$95,800	\$82,749	\$79,815
Med. HH Income	\$79,226	\$66,868	\$60,562



FOR MORE INFORMATION, CONTACT

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