



# OHM FITNESS

FOR SUBLEASE | RETAIL

## AHWATUKEE FOOTHILLS

4722 E Ray Rd Ste 13A, Phoenix, AZ 85004

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# Ahwatukee Retail Space

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## PROPERTY SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$8,497.50 per month (NNN)
Building Size:	3,000 SF
Zoning:	C-2
Cross Streets:	Ray Rd/48th St

## PROPERTY OVERVIEW

Located within the busy Ahwatukee Foothills Towne Center, 4722 E Ray Rd Ste 13A offers **prime visibility** just east of the I-10 and Ray Road interchange – one of South Phoenix's most traveled corridors with traffic counts exceeding 40,000 vehicles per day. The center is **anchored by major national retailers** including Target, Hobby Lobby, and Sprouts Farmers Market. The surrounding Ahwatukee neighborhood features **high household incomes, dense residential communities, and a strong daytime population**, making it ideal for both retail and service users. With **excellent signage, multiple access points, and a well-established tenant mix**, this location provides outstanding exposure and long-term stability for any business.

## PROPERTY HIGHLIGHTS

- Prime Ahwatukee retail location
- 40,000+ vehicles per day, giving excellent visibility
- Anchored by Target and Sprouts
- Ideal for retail or services
- Monument Signage Available

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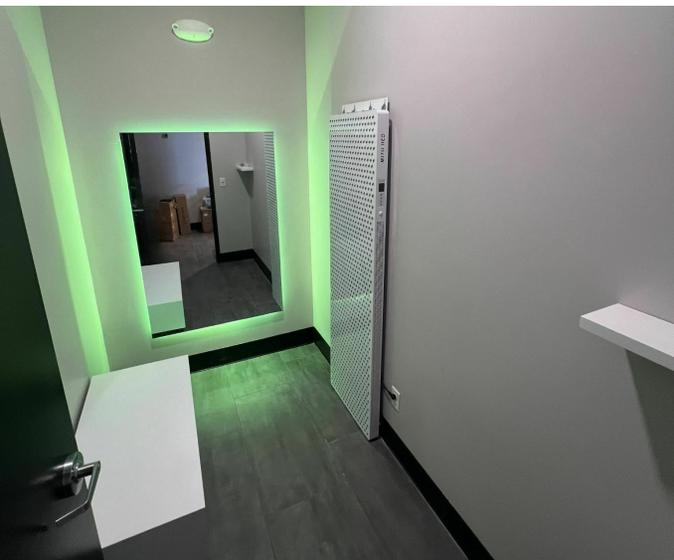
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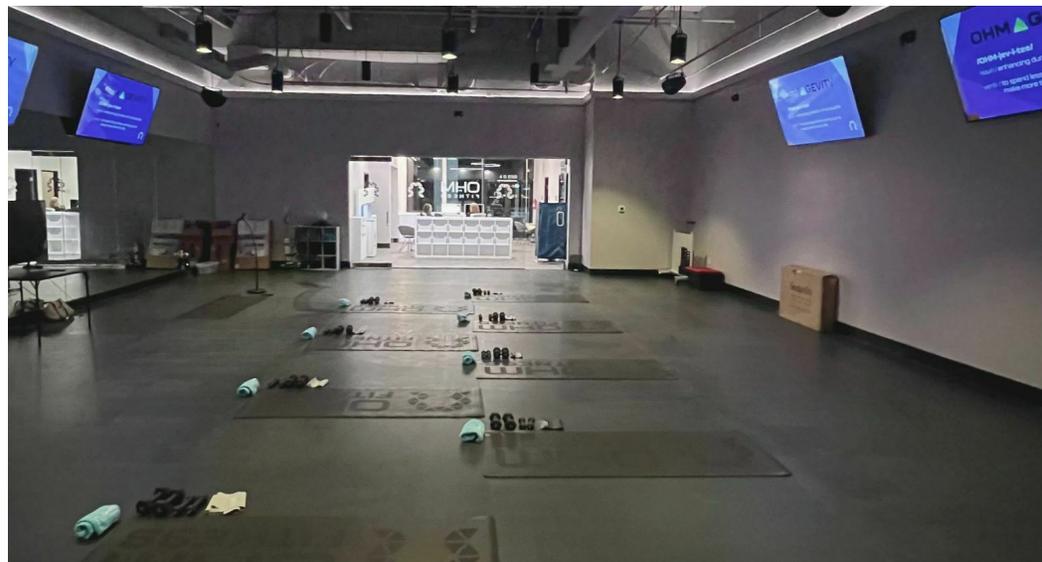
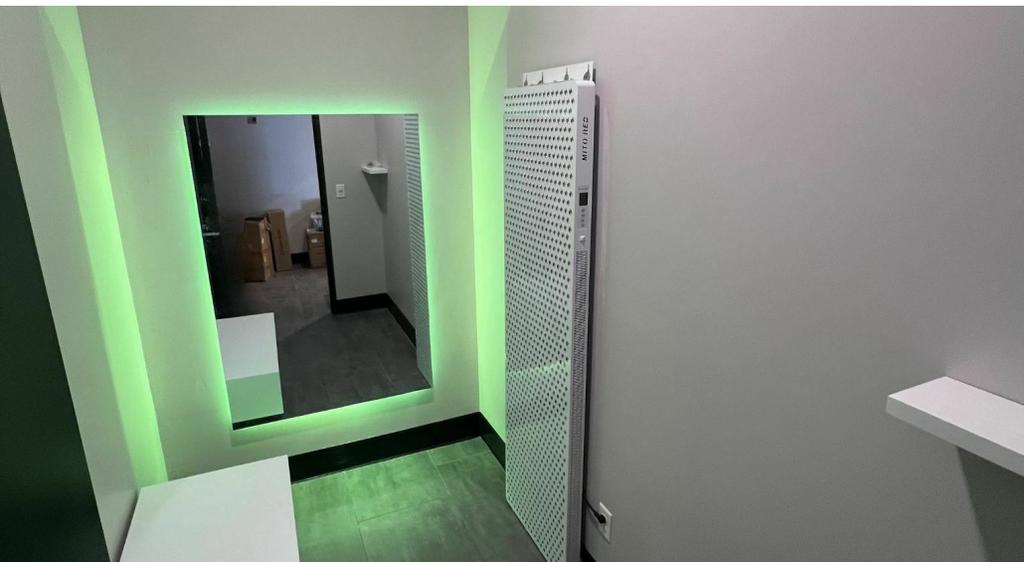
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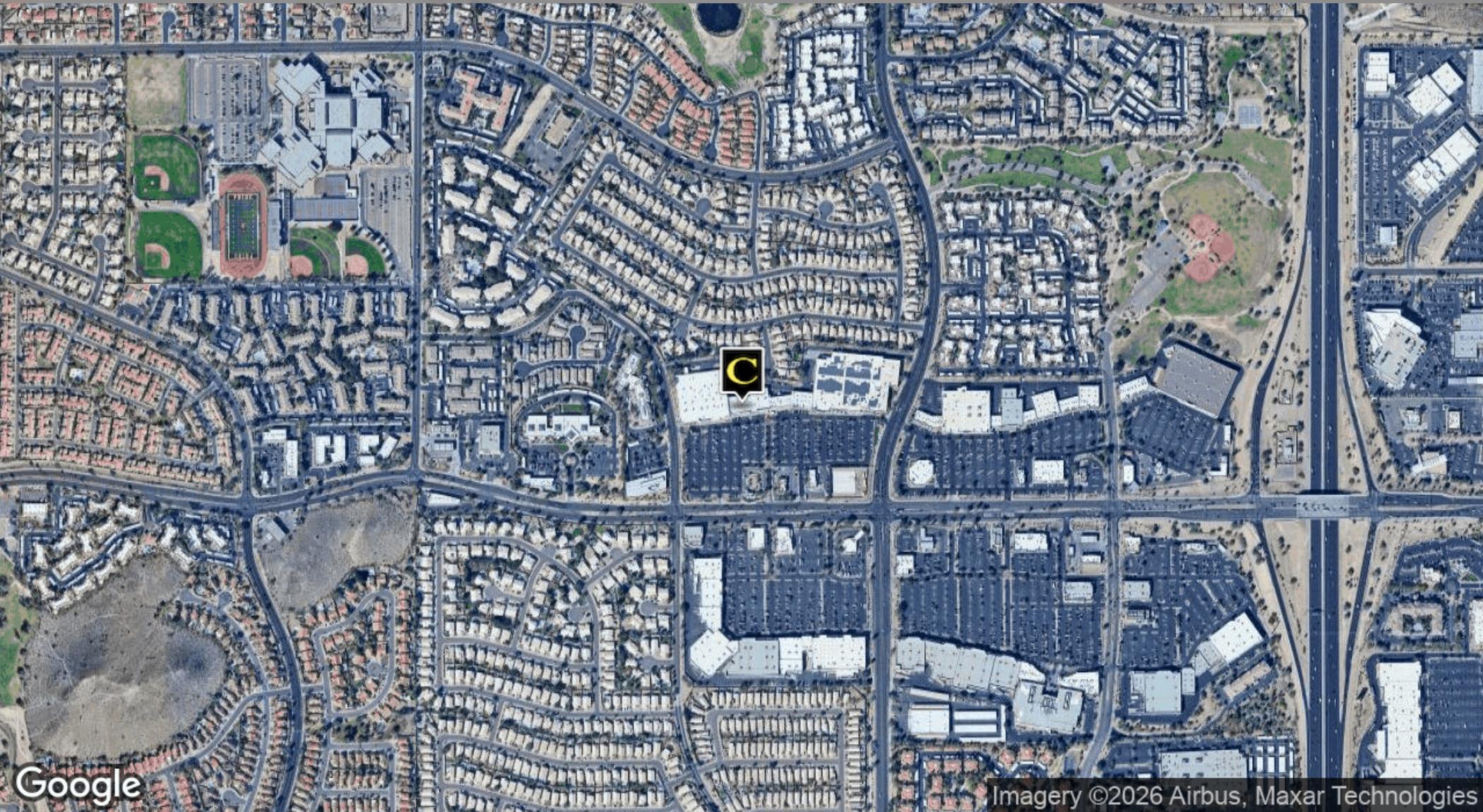
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,500	85,211	205,321
Average Age	39	41	40
Average Age (Male)	37	40	39
Average Age (Female)	40	42	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,080	35,290	82,267
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$109,667	\$135,184	\$129,921
Average House Value	\$463,725	\$536,430	\$508,356

Demographics data derived from AlphaMap

