

FOR LEASE

SCOTTSDALE RIDGE

21811 N SCOTTSDALE ROAD | SCOTTSDALE, AZ
NEC SCOTTSDALE & DEER VALLEY ROADS



OVERVIEW

AVAILABLE: ±2,386 SF
RATES: Call Broker for Rates

FEATURES

- Last Space Remaining - Previous Salon
- Join Foothills Physical Therapy, Pinnacle Fitness, & Oscar's Taco Shop
- Ideal for Retail, Office & Medical Uses
- Attractive Architecture with Scottsdale Road Exposure
- Easy Access to the Loop 101 Freeway
- Retail, Office, and Medical Buildings Surrounding the Property
- Over 175,000 Daytime Employees within 5 Miles
- C-2 Zoning, City of Scottsdale
- Local Ownership Group

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,003	35,465	120,559
Avg. HH Income	\$189,585	\$157,700	\$148,063
No. of Households	2,084	16,613	51,499

TRAFFIC COUNTS

Scottsdale Road	35,112 VPD
Deer Valley Road	2,600 VPD
	37,712 VPD



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