



FOR LEASE

Maryvale Terrace

NEC 51st Avenue & Indian School Road

4105 N. 51st Avenue

Phoenix, Arizona



Property Highlights:

- In-line space available: 2,160 SF, 960 SF, 900 SF, 900 SF
- High traffic counts - 160,300 cars per day at the intersection
- Dense residential population - 232,116 within 3 miles (70% + Hispanic)
- Super Wal-mart and Ross across the street
- Join the following co-tenants:

For more information, contact:

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NEC 51st Avenue & Indian School Road Phoenix, Arizona



Demographics:

	1 Mile	3 Mile	5 Mile
Population:	24,554	232,117	502,893
Median HH Income:	\$35,473	\$34,976	\$37,168
Hispanic Population:	79.4%	77%	66.7%

Traffic Counts:

North:	29,200	South:	36,900
East:	51,500	West:	47,200



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