

# SCOTTSDALE RESTAURANT FOR LEASE

8110 E. MCDOWELL ROAD  
SCOTTSDALE, AZ 85257



FOR MORE INFORMATION CONTACT:

**KELLY O'DEA**

480.294.6005

[kodea@levrose.com](mailto:kodea@levrose.com)

**LAUREN PLAXCO**

480.294.6586

[lpaxco@levrose.com](mailto:lpaxco@levrose.com)

## LEVROSE

COMMERCIAL REAL ESTATE



4414 N. Civic Center Plaza, Suite 100  
Scottsdale, AZ 85251

T: 480.947.0600 | [www.levrose.com](http://www.levrose.com)



## AVAILABILITY

Building Size	±3,420 SF
Land Area	±1.32 Acres
Lease Rate	\$16/SF/NNN
Parking Ratio	±6.78/1,000

## PROPERTY HIGHLIGHTS

- Drive Through Lane and Window
- Potential for front Patio Space
- NEC of Hayden & McDowell Roads
- Located minutes from Loop 101 & Loop 202
- Signage Opportunities
- High Traffic Counts:
  - ±51,800 Cars Per Day on Hayden Rd
  - ±73,600 Cars Per Day on McDowell Rd
- Estimated Population 3 Mile Radius: 72,703 (Costar)
- Avg. Household Income 3 Mile Radius: \$59,998 (Costar)

## AERIAL MAP



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