

FOR LEASE

RETAIL SPACE

4031 N. 24TH STREET, PHOENIX, AZ



Space Available:

4,000 Sq. Ft. w/ Restroom and extra storage as needed

Lease Rate:

\$12.00 per Sq. Ft. + NNN

Highlights:

- ✦ Storage area available East End of building.
- ✦ Monument Signage Available
- ✦ S of SEC 24th Street & Indian School
- ✦ Nearby access to 51 Freeway just off Indian School Rd.



For more information on this property please contact:

Alan W. King, at 602.956.6060 Ext. 107 alan@omni-realestate.com

Omni American, LLC | 15601 N. 40th St. Bldg 130 | P 602.956.6060 | F 602.956.1805

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.

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South West Frontage



South Exterior

2008 Demographics:	<i>One Mile</i>	<i>Three Mile</i>	<i>Five Mile</i>
<i>Population:</i>	22,328	165,613	335,546
<i>Average HH Income:</i>	\$56,053	\$67,708	\$72,749

Traffic Counts 2008:

<i>On 24th Street</i>	At Clarendon with Northbound	11,950 Cars per day
<i>On 24th Street</i>	At Clarendon with Southbound	22,885 Cars per day



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