

PLAZA IN THE PARK

4820 - 4870 N Litchfield Rd, Litchfield Park, AZ 85340

SWC Camelback Rd & Litchfield Rd



±1,214 SF PROFESSIONAL OFFICE SUITE
AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS

Former Edward Jones Office Suite Available For Lease

- Approximately 1,214 SF of professional office space
- Ideal for financial services, professional office, medical, consulting, and other service users
- Existing office improvements provide an efficient layout for immediate occupancy
- Convenient Litchfield Park location with easy access to surrounding communities
- Attractive opportunity for a small business seeking a retail or office environment

LOCATION ADVANTAGES

Located along N. Litchfield Road, the property benefits from convenient access to nearby neighborhoods, retail centers, restaurants, and major West Valley employment corridors.

The location provides an excellent opportunity for businesses looking to serve the growing Litchfield Park, Goodyear, and surrounding West Valley markets.

TRAFFIC COUNTS



±36,784 VPD on Camelback Rd
±19,666 VPD on Litchfield Rd

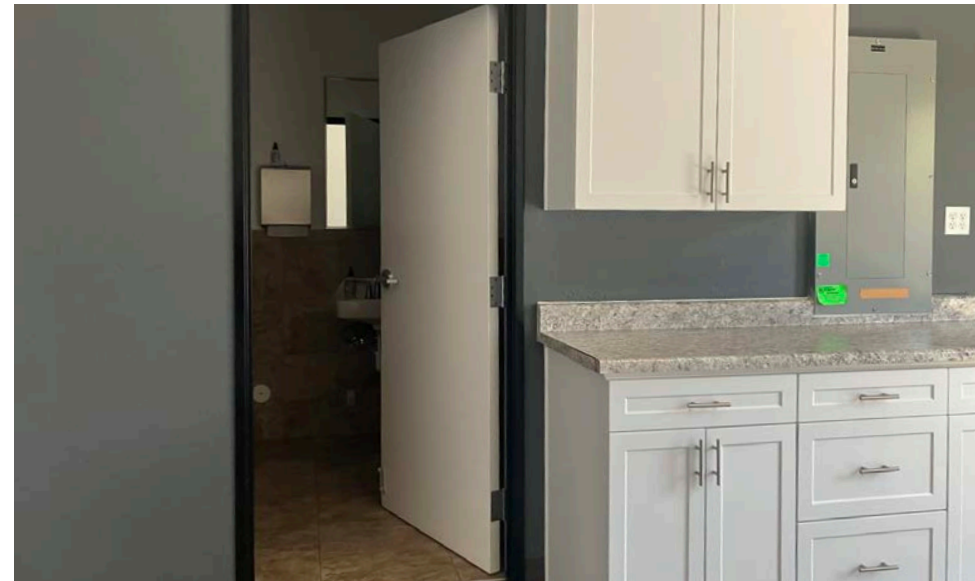
SITE PLAN



Ste #	Tenants	SqFt
4870-101	Hive Natural Health Center	--
4879-102	State Farm	--
4870-103	Cavalier Medical Systems	--
4850-104/105	Little Sunbeams Preschool	--
4850-106	Bell Fitness	--
4840-101/102	Flawless Beauty Collective	--
4840-103	AVAILABLE	1,214
4820-104	Core Body Pilates	--
4820-105/106	Companion Day Center	--

SUITE 103

±1,214 SF



DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	7,461	78,910	168,927
Proj. Pop. (2030)	7,851	83,316	178,103
Daytime Population	3,271	52,910	130,317
Median Age	43.4	38	36.9

Household	1-Mile	3-Mile	5-Mile
Total Households	2,527	27,750	57,815
Proj. Households (2030)	2,661	29,397	61,098
Avg. Household Size	2	2	2

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$158,574	\$125,734	\$115,083
Med. HH Income	\$135,952	\$100,930	\$92,200



FOR MORE INFORMATION, CONTACT

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