

# FOR LEASE

1,055 – 7,318 SF AVAILABLE

# AHWATUKEE MARKET

4747 E. ELLIOT ROAD, PHOENIX AZ 85044  
SWC S 48<sup>TH</sup> STREET / E. ELLIOT ROAD



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SWC S 48<sup>TH</sup> STREET / E. ELLIOT ROAD



Investment Concepts, Inc.



1667 E. Lincoln Avenue  
Orange, CA 92865



(714) 519-6942



Will Shiney

[WilliamS@icicorporate.com](mailto:WilliamS@icicorporate.com)

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## SITE MAP



### AVAILABLE FOR LEASE

A109	1,307
A114	1,090
A127	2,616
A130	2,113
A132	1,544
A134	1,055

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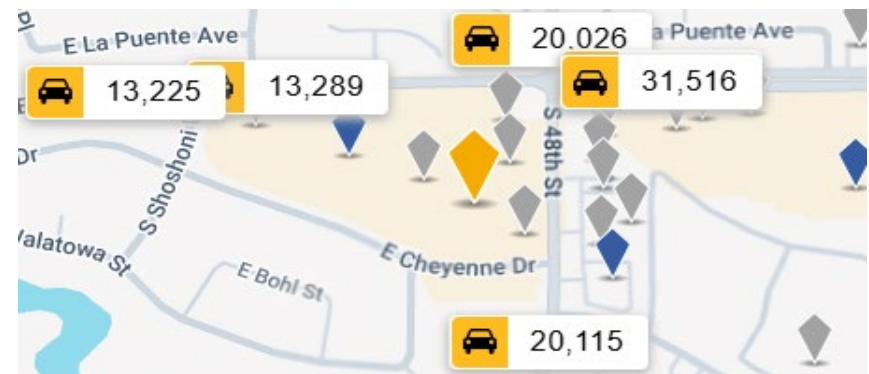
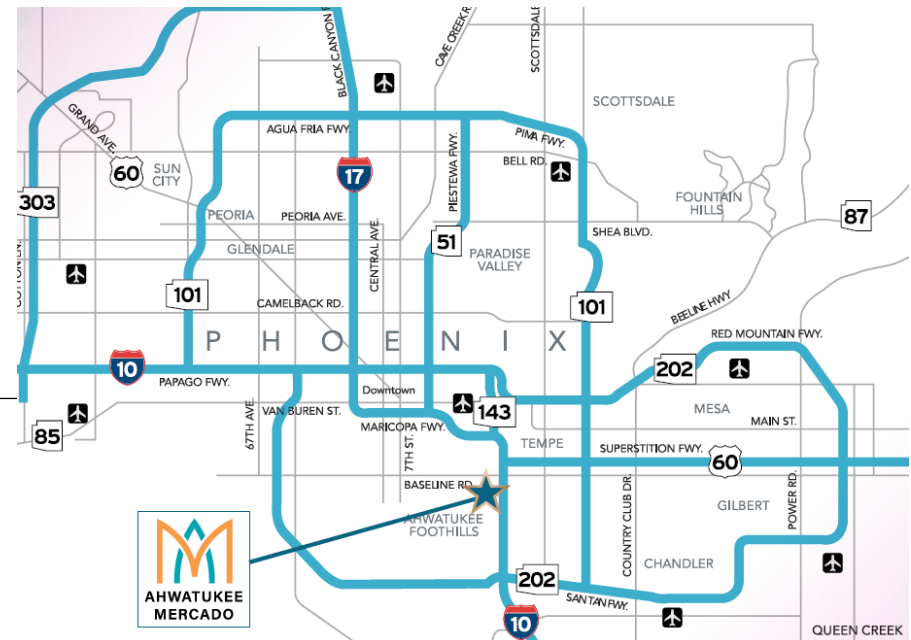
RENT: NEGOTIABLE

NNN: \$8.16 PSF

## Demographics >>

	1 mile	3 miles	5 miles
Population	10,825	93,382	245,027
Households	5,209	37,865	94,293
Average Age	45.7	38.3	38.1
Average HH	\$99,824	\$97,675	\$101,714
Daytime	11,217	98,742	254,029

<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Volume</u>	<u>Last Measure</u>	<u>Distance</u>
				<i>d</i>
E. Elliot Road	S 46 <sup>th</sup> Street	13,382	2025	0.07
E. Elliot Road	S. Shoshoni Dr.	13,243	2025	0.16
S. 48 <sup>th</sup> Street	E. Elliot Rd.	20,160	2025	0.16
E. Elliot Rd.	S. 48 <sup>th</sup> Street	27,986	2025	0.22



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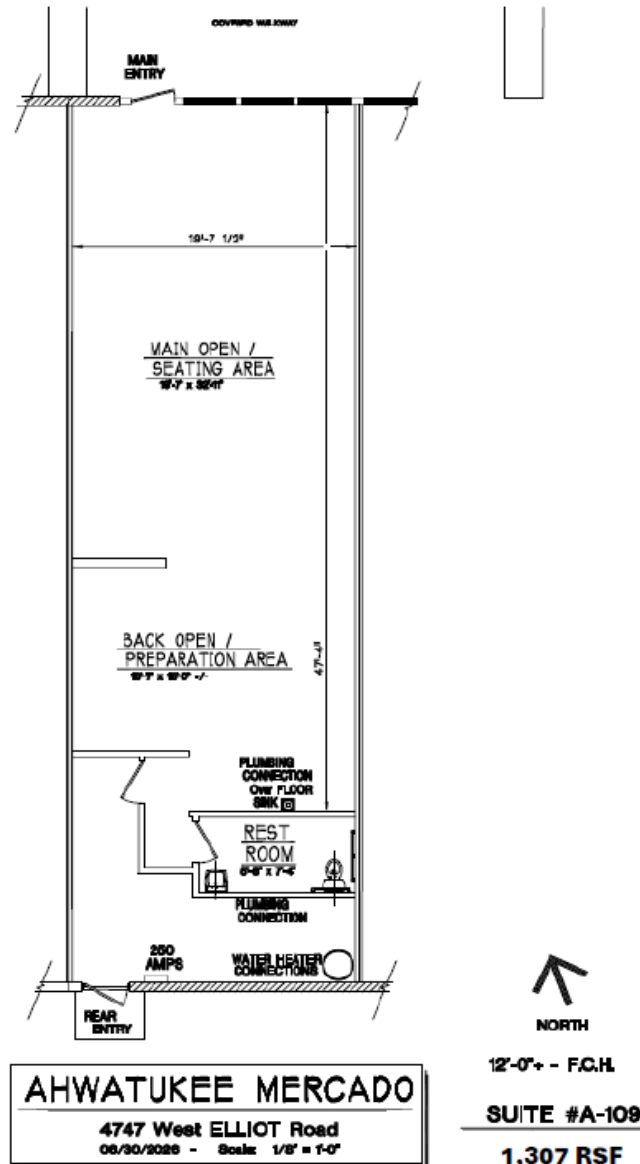
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# FOR LEASE

SUITE A109 - 1,307 SF  
AVAILABLE

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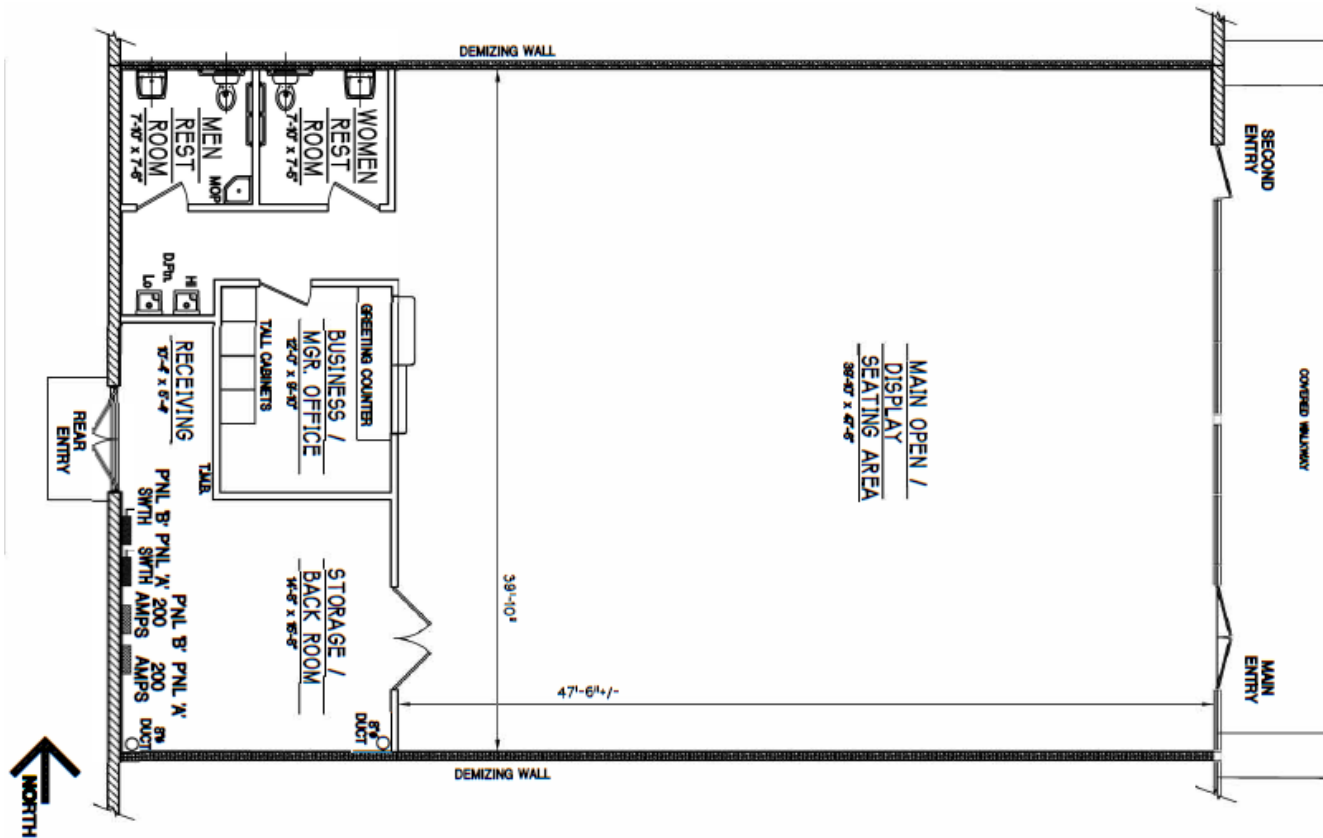
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SUITE A127 - 2,616 SF

AVAILABLE



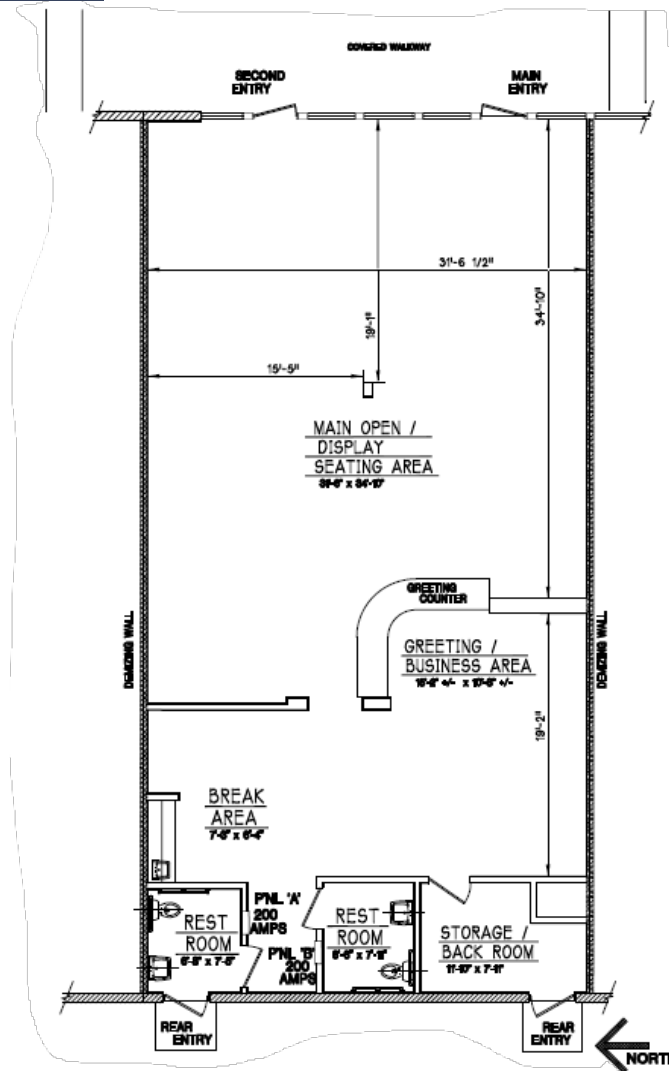
# FOR LEASE

SUITE A130 – 2,113 SF

AVAILABLE

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SUITE 134 - 1,055 SF

AVAILABLE

