

HARD CORNER PAD BUILDING



SHOPS AT THE FOOTHILLS

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NEC CHANDLER & DESERT FOOTHILLS PKWY BLVD

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PROPERTY HIGHLIGHTS

2,009 SF High-Visibility End Cap Available

Located on the outparcel of Safeway-anchored grocery center

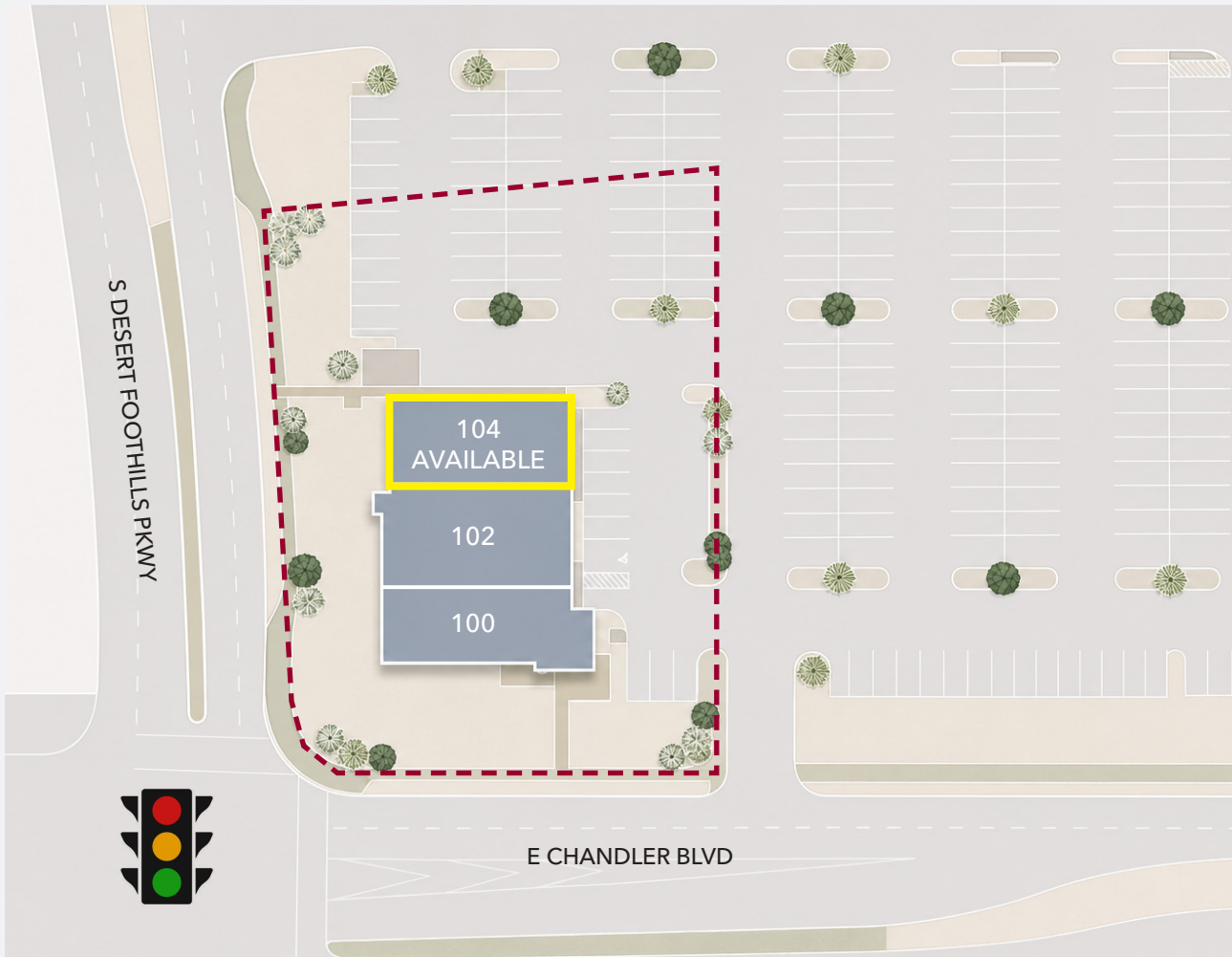
Pad building positioned on a signalized hard corner in an affluent trade area

Excellent visibility with approximately 27,000 vehicles per day

Convenient access to Loop 202 & I-10

Avg Household Income exceeds \$200,000 within a 3-mi radius

SITE PLAN



SUITE	TENANT	SF
100	Supercuts	1,131 SF
102	Ahwatukee Jiu Jitsu	2,851 SF
104	Available within 30 days *DND Tenant	2,009 SF



DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 MILE	8,457	\$206,653	3,192
3 MILES	32,621	\$207,100	12,411
5 MILES	99,311	\$165,485	37,987

