

# SHOP SPACE AVAILABLE FOR LEASE

## GREAT INFILL SITE LOCATED IN THE HEART OF PHOENIX

NWC 24th Street & Thomas Road  
Phoenix, Arizona

**6 MONTHS  
FREE RENT**



### PROPERTY DETAILS

**Property Size:** ±31,625 square feet  
**Available Spaces:** ±2,650 square feet  
**Rate:** Please call for rates.  
**Zoning:** C-2, City of Phoenix

### DEMOGRAPHICS

<b>Population:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2007 Estimate	27,318	185,347	345,695
2012 Projection	29,268	202,187	373,746

<b>Daytime Demos:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
No. Employees (2007)	10,378	158,135	349,577

### COMMENTS

- Great infill site located in the heart of Phoenix.
- Highway 51 is located 1/4 mile to the west and the Loop 202 is 1 1/2 miles to the south.
- The Phoenix Children's Hospital which is the only free-standing pediatric hospital in Arizona and one of the 10 largest hospitals of its kind in the United States, is located directly off Highway 51.
- Over 140,000 cars per day at intersection.
- 48,900 employees within 2 miles.

[www.phoenixcommercialadvisors.com/listings/info/24ththom.htm](http://www.phoenixcommercialadvisors.com/listings/info/24ththom.htm)



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