

E/NEC 44TH STREET & THOMAS ROAD

4532 EAST THOMAS ROAD | PHOENIX, AZ 85018

AVAILABLE SF	1,100 SF
LEASE RATE	Negotiable
BUILDING SIZE	5,687 SF
YEAR BUILT	2018
ZONING	C-2
CROSS STREETS	44th St & Thomas Rd
TRAFFIC AT INTERSECTION	+/- 73,834 VPD



HIGHLIGHTS

- » Only One Space Remaining
- » Excellent Visibility on Thomas Road
- » Densely Populated Area
- » Just East of the 44th Street and Thomas Intersection with 73,834 VPD

JOIN TENANTS



FOR MORE INFORMATION CONTACT

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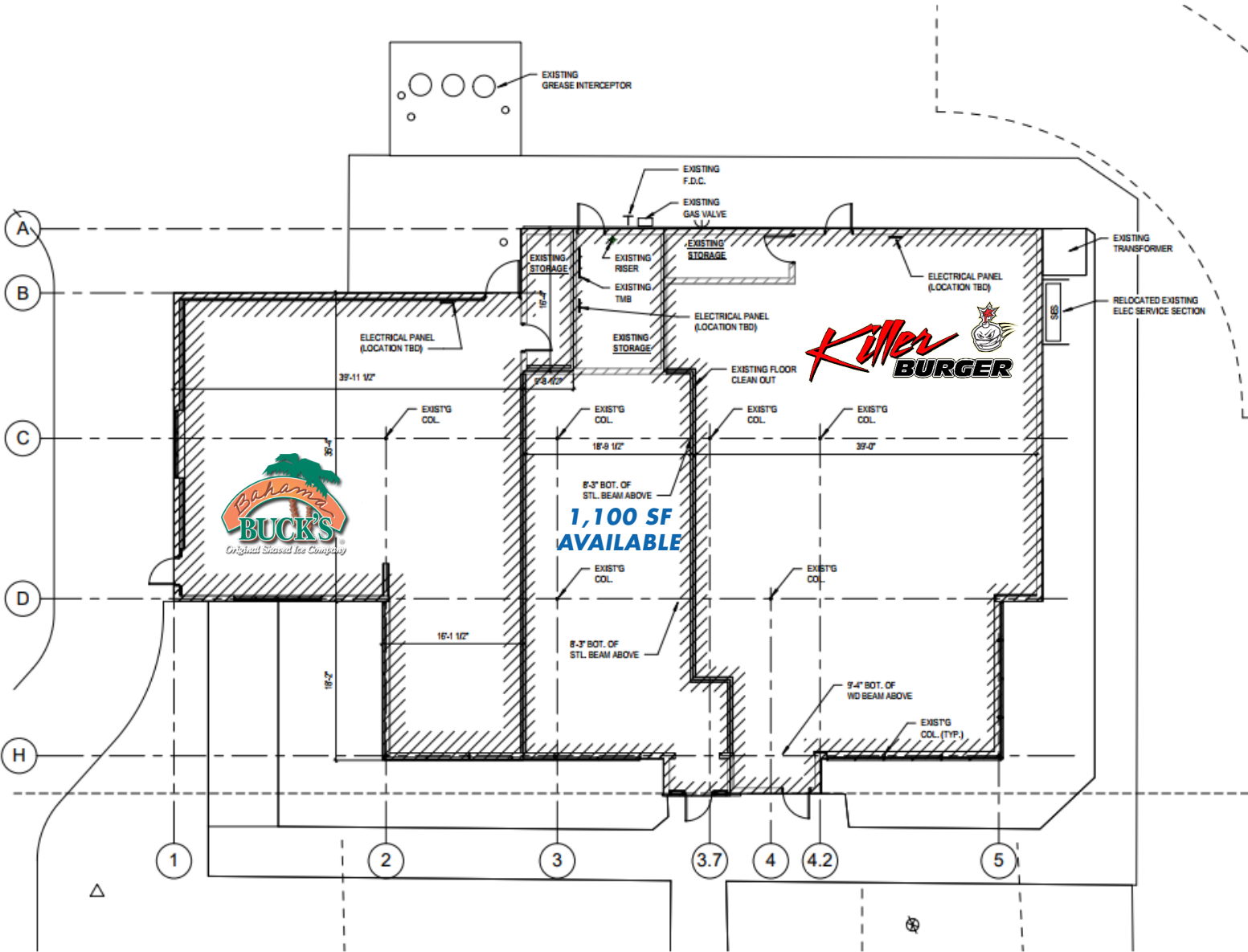
ORION INVESTMENT REAL ESTATE

7328 E STETSON DRIVE

SCOTTSDALE, AZ 85251

www.orionprop.com

FLOOR PLAN



1 FLOOR PLAN - SHELL SPACE
SCALE:

11/22/17

1/8" = 1'-0"



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BIRD'S EYE VIEW



THOMAS ROAD: 32,801 VPD

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AERIAL MAP



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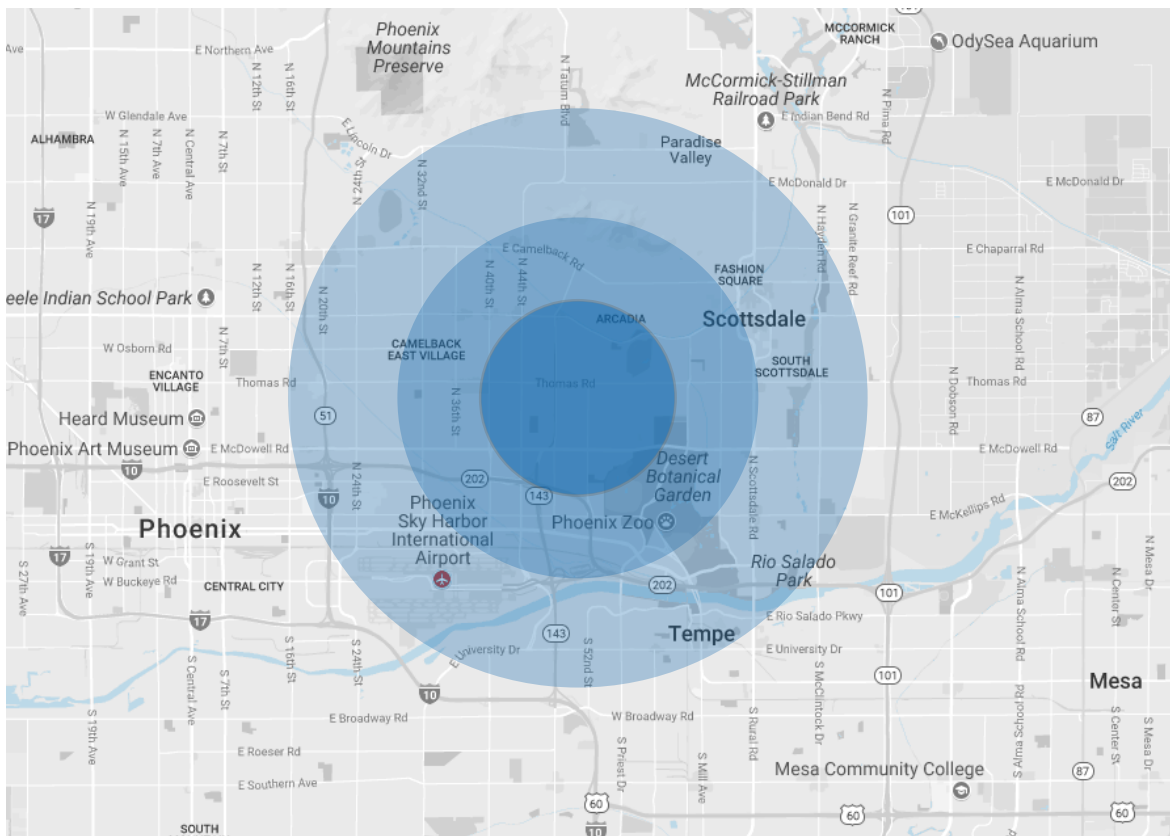
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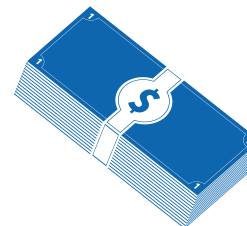
DEMOGRAPHICS



DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
577,848
*5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$68,860
*5 Mile Radius



MEDIAN AGE
33.9
*3 Mile Radius

2017 SUMMARY

	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	28,207	213,657	577,848
POPULATION	19,172	131,158	288,456
AVG HOUSE SIZE	2.36	2.44	2.30
AVG INCOME	\$65,908	\$68,558	\$68,860
MEDIAN AGE	36.1	33.9	34.4

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