



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## FREESTANDING PAD FOR LEASE

S of the SEC of 43rd Ave & Dunlap  
8943 N. 43rd Ave., Phoenix, AZ

### FOR LEASE

±2,000 SF

C-2 Zoning

Great Visibility, Access &  
Parking

Just South of a Freestanding  
Starbucks and a New  
Verizon Store

Large Monument Sign

Exterior Recently Remodeled



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## MARK REIN

Owner/ Agent

480.214.9414

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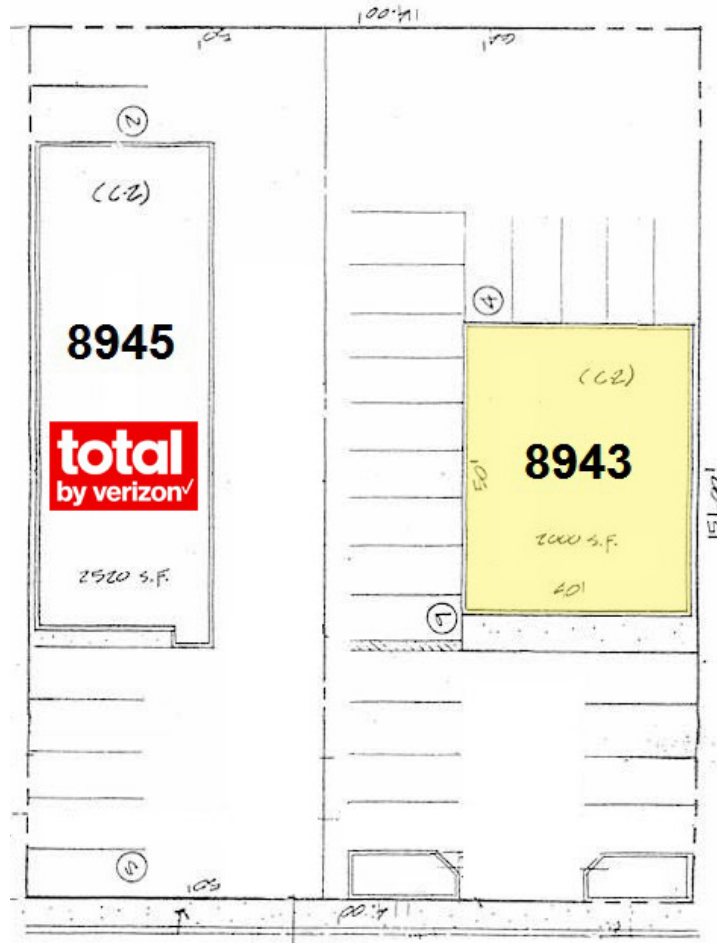
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## DEMOGRAPHICS

(2024)

### Population Estimates

1 Mile	20,780
3 Mile	185,776
5 Mile	483,858

### Average Household Income

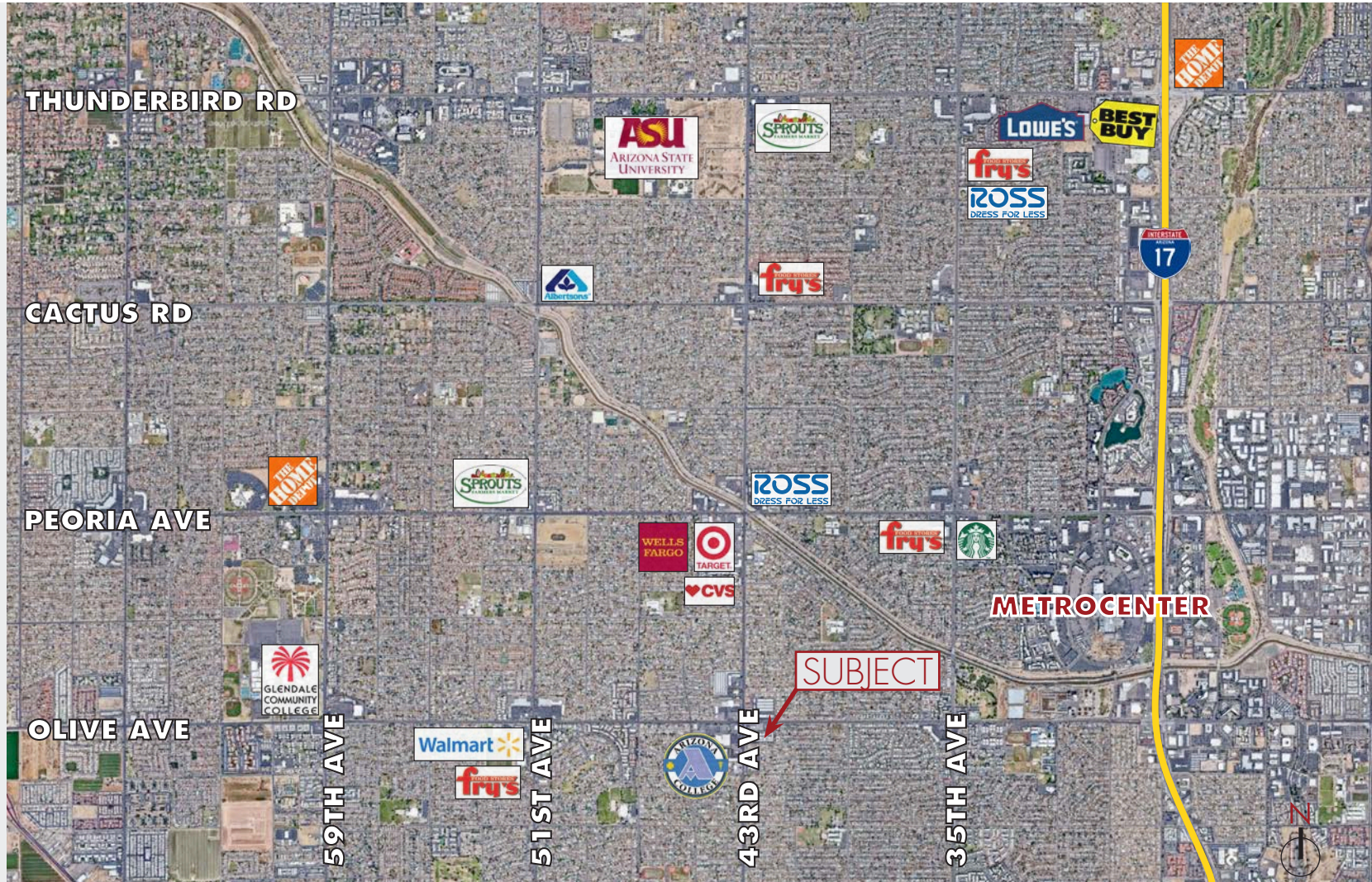
1 Mile	\$80,302
3 Mile	\$68,523
5 Mile	\$72,346

### Households

1 Mile	6,896
3 Mile	65,821
5 Mile	166,920

## TRAFFIC COUNT

43rd Ave (N)	28,478
43rd Ave (S)	28,074
Dunlap (E)	35,819
Dunlap (W)	26,600



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