



Join a variety of unique retail brands



Less than 2.5-miles from Loop-101 Fwy & Indian School Rd interchange



In the heart of downtown Scottsdale



Ideal area demographics and traffic counts

## Get more information

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# Property overview

## Offering summary

Lease rate	\$7,500 per month
<b>Leasing commission</b>	Shall be based on the negotiated rental rate per square foot less \$4.00/sf Triple Nets.
Lease type	Modified gross
Terms	3 - 5 years
Building size	±6,463 sf
Availability	±2,626 rsf
Annual increase	3%
Parking	Ample
TIs	Negotiable

## Notable tenants in trade area:



Sushi • Bar • Restaurant



# Location

Retail space for lease  
7155 E Main St



Google Earth

# Trade area

Retail space for lease  
7155 E Main St



# Demographics



Population

1-mile	3-miles	5-miles
<b>21,095</b>	<b>105,378</b>	<b>211,535</b>



Median age

1-mile	3-miles	5-miles
<b>35.6</b>	<b>40.5</b>	<b>38.3</b>



Daytime employment

1-mile	3-miles	5-miles
<b>34,102</b>	<b>70,950</b>	<b>176,024</b>



Avg. HH income

1-mile	3-miles	5-miles
<b>\$107,388</b>	<b>\$119,709</b>	<b>\$113,816</b>



HH units

1-mile	3-miles	5-miles
<b>14,266</b>	<b>58,712</b>	<b>112,561</b>

## Traffic counts



Scottsdale Road

**±22,009 cpd**

