

FOR LEASE | 1.75± ACRES or 20,000± SF BUILDING (DIVISIBLE)

7214 E THOMAS ROAD | SCOTTSDALE, AZ 85251 | MARICOPA COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



Jonathan Sussman
jonathan@anzcollc.com | 480.225.1922
Brett Anz
brett.anz@tradedcorllc.com | 214.415.2378

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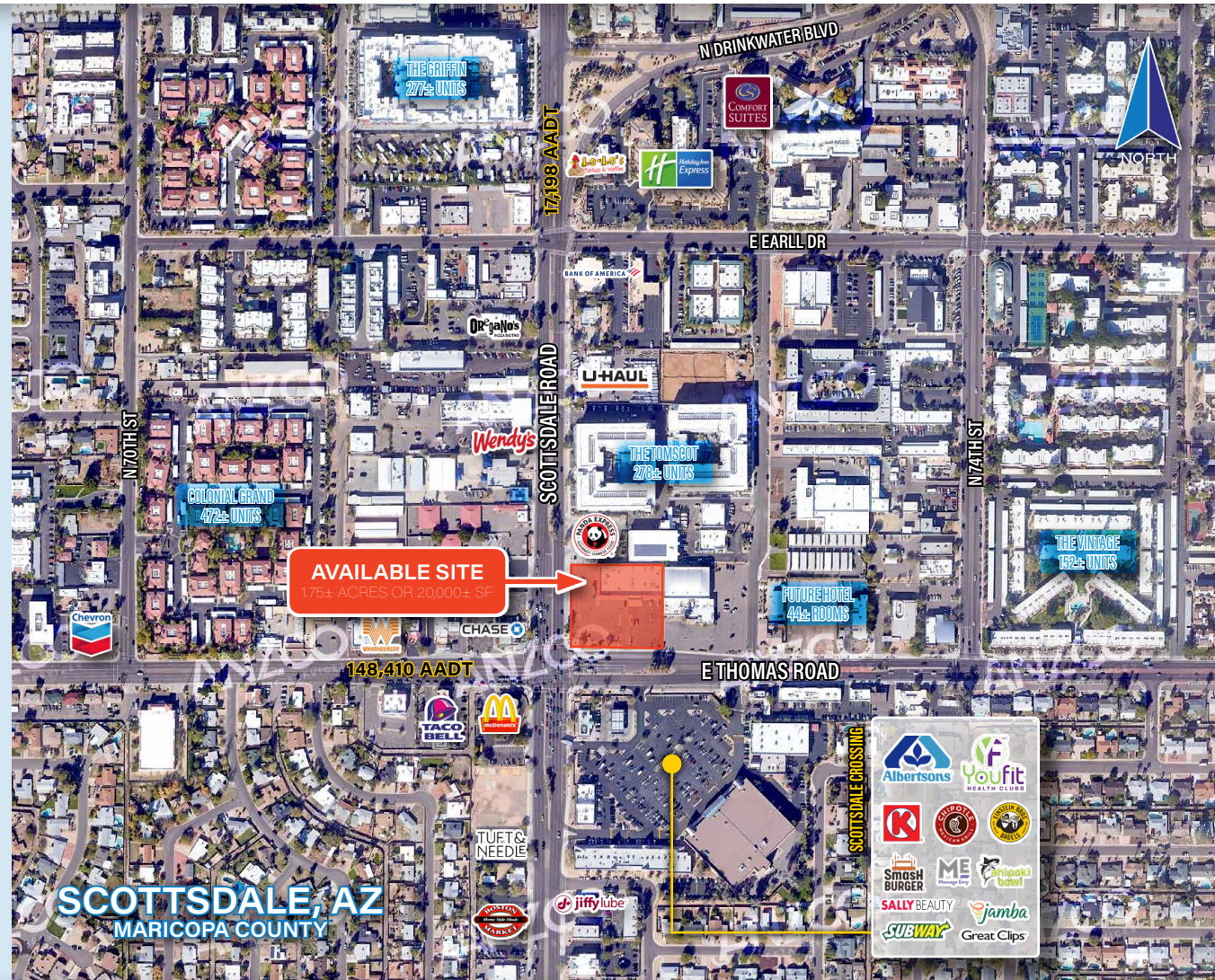
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PROPERTY FEATURES:

- FOR LEASE: 1.75± ACRE GROUND LEASE or 20,000± SF BUILDING (divisible)
- Excellent location on the hard NEC of E Thomas Rd & Scottsdale Rd with strong traffic counts
- Site has great visibility and access from both E Thomas Rd & Scottsdale Rd and sits at traffic controlled intersection.
- Ideally situated between Old Town Scottsdale and South Scottsdale/Tempe surrounded by many national retailers.
- Strong household income in established trade corridor in an area of strong development and growth.
- Perfect site for quick-serve or sit down restaurants, medical, self storage, etc.

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,129	111,997	259,344
POPULATION GROWTH (5 YR. FORECAST)	4.09%	4.06%	3.99%
AVERAGE HOUSEHOLD INCOME	\$82,530	\$96,042	\$85,848
TOTAL EMPLOYEES	12,611	70,808	167,091



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4.25.22

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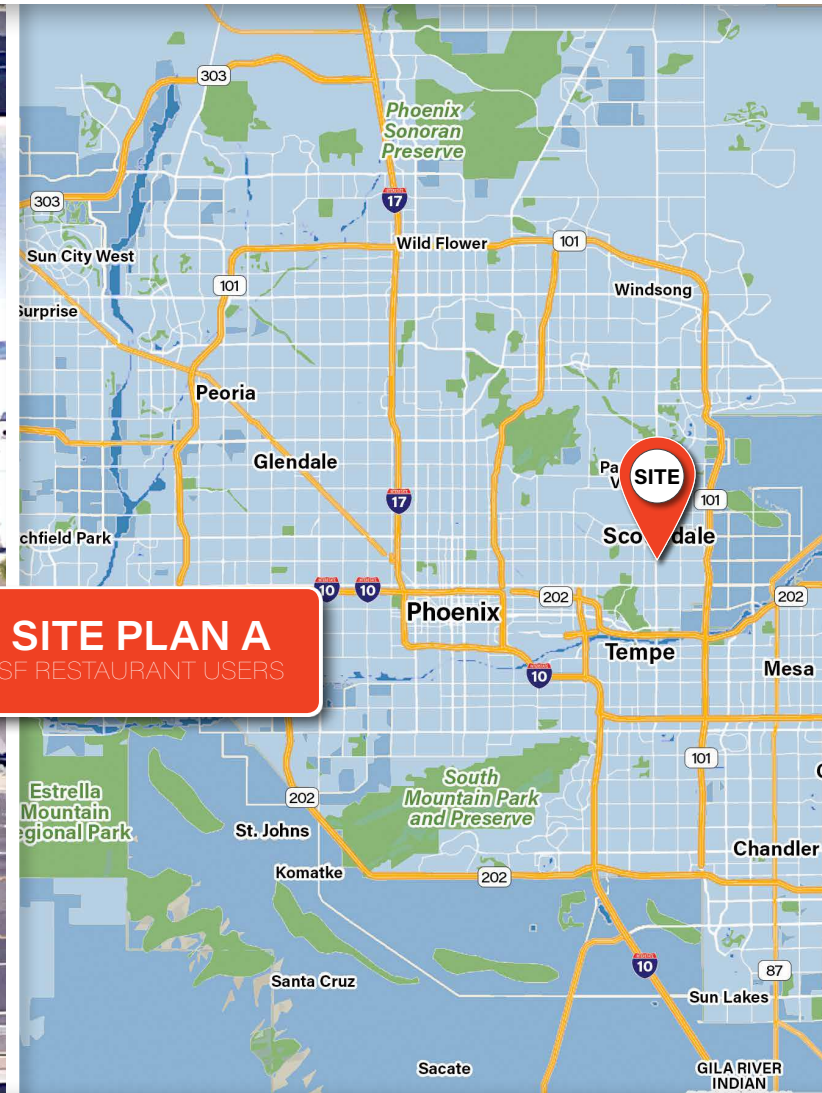
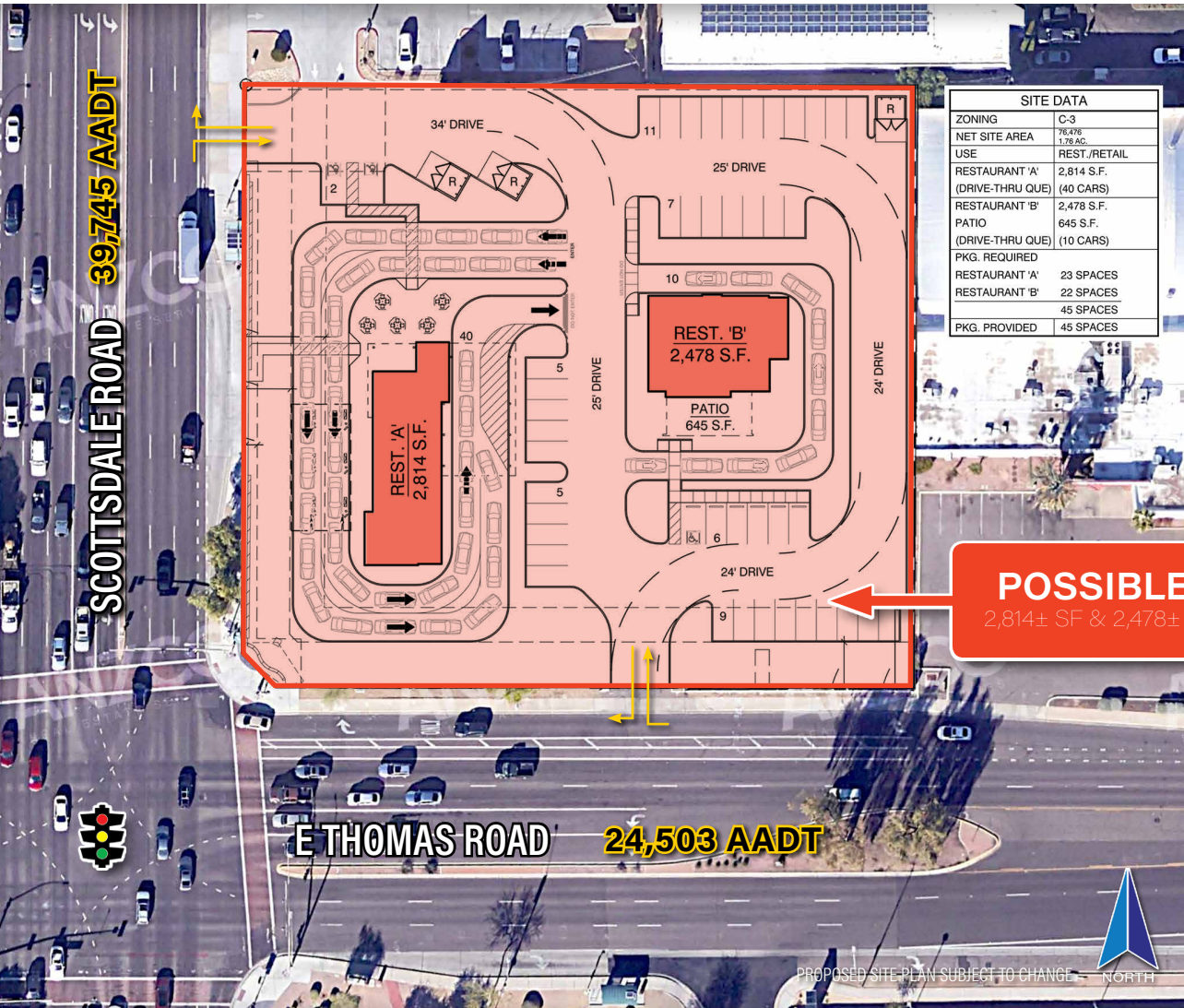
ANZCO
REAL ESTATE SERVICES LLC

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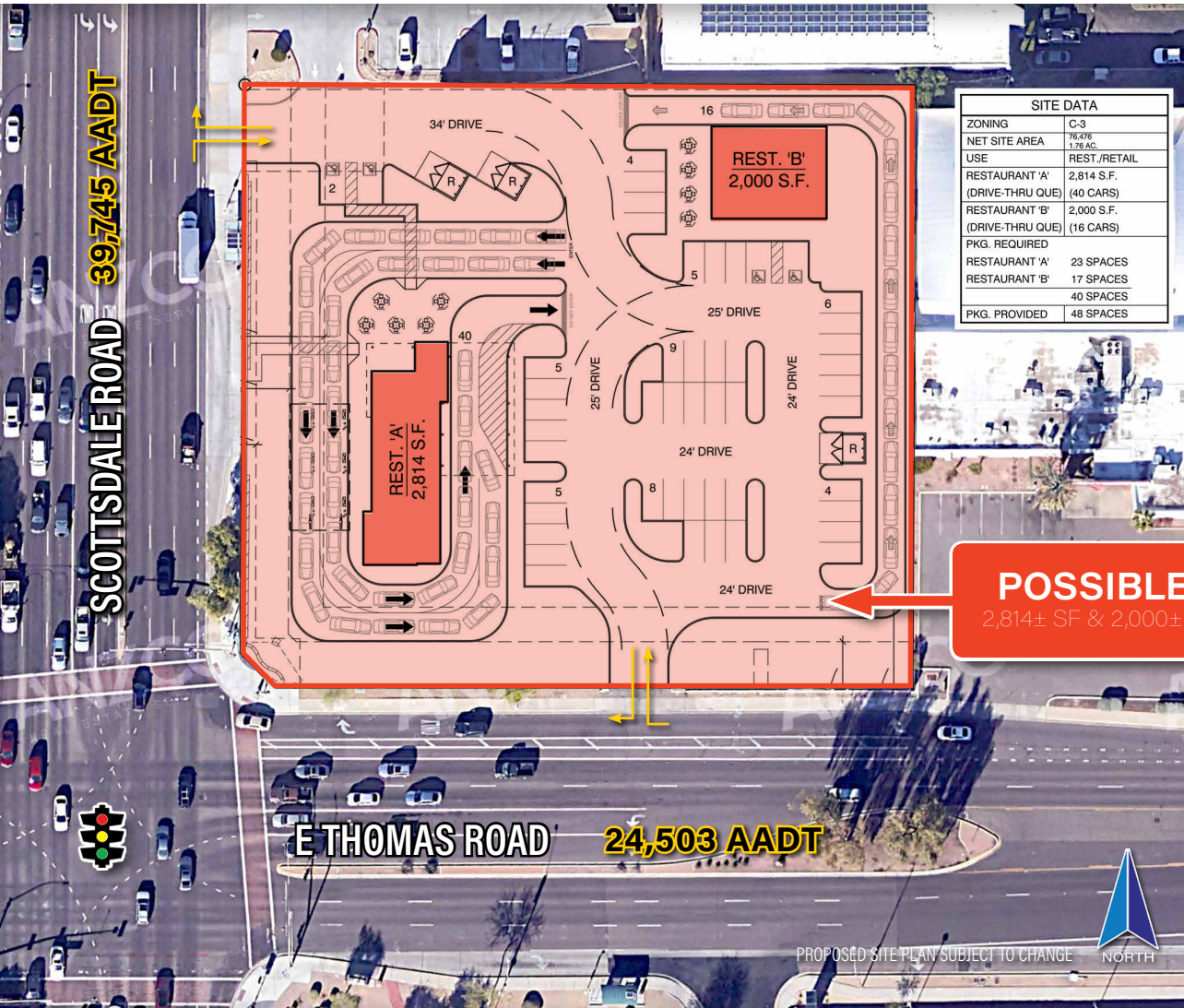
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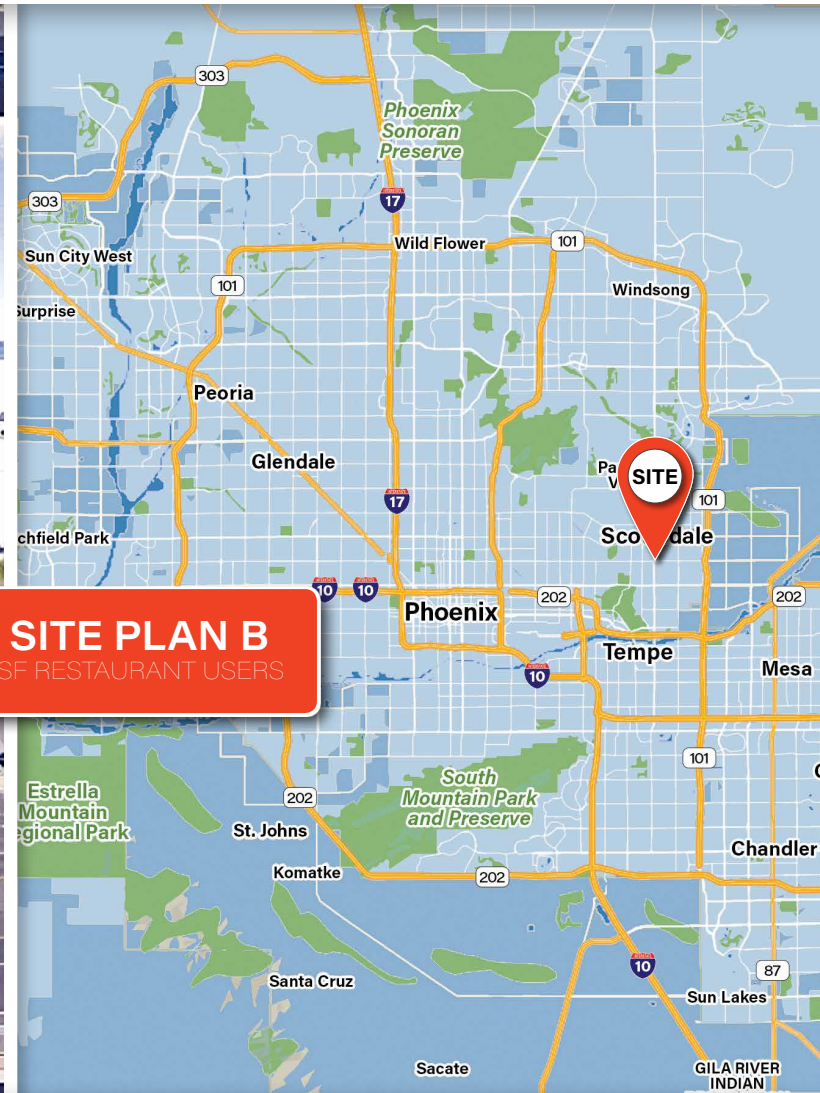
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POSSIBLE SITE PLAN B
2,814± SF & 2,000± SF RESTAURANT USERS



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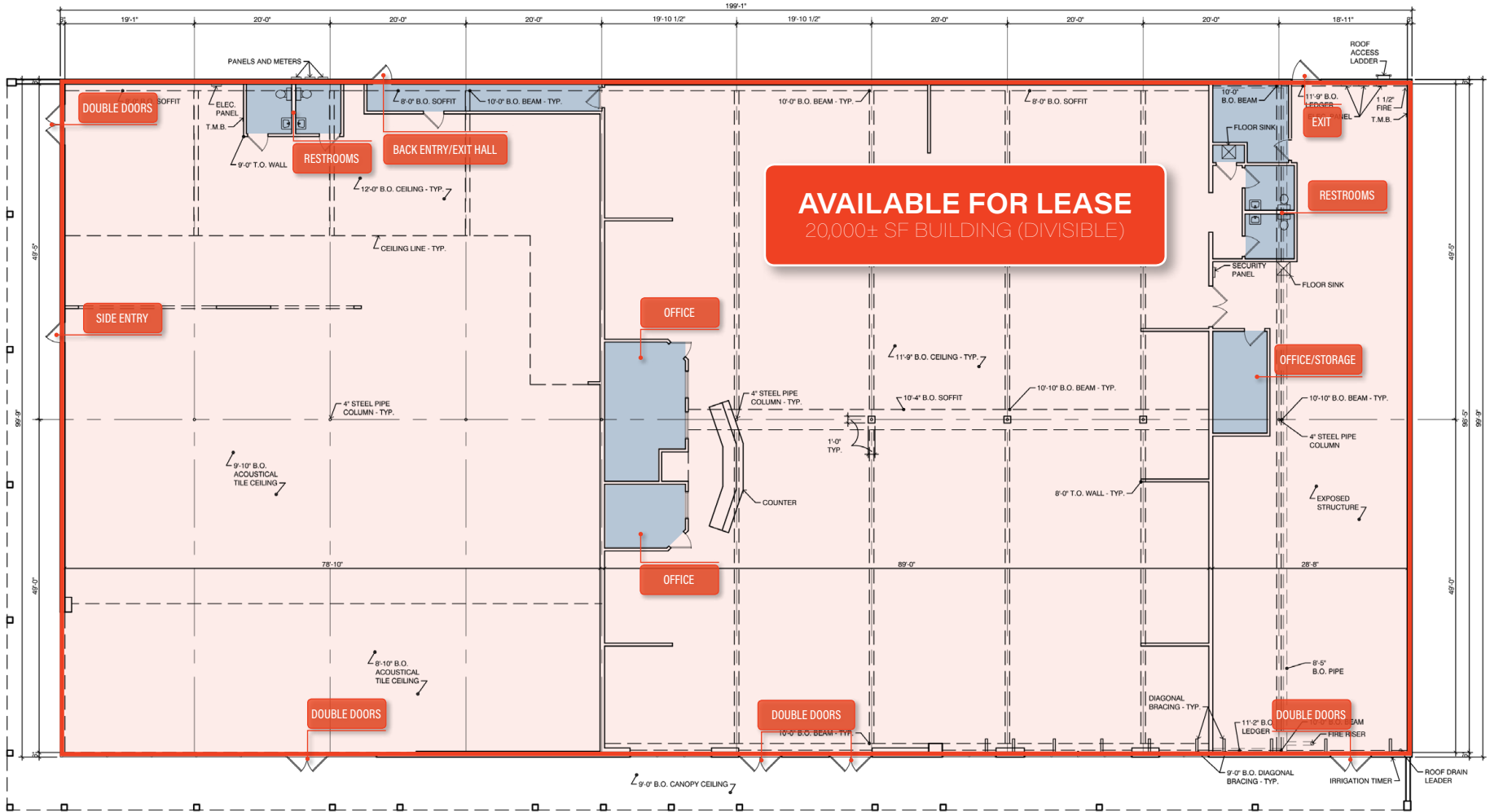
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FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 210101-PLAN



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