

South Mountain Plaza - SWC 16th St & Southern Ave

Phoenix, AZ — GROCERY ANCHORED NEIGHBORHOOD CENTER



Highlights: -Shopping Center Planned for Full Exterior Remodel - Great New Property

-Very Busy Safeway Grocer—Recently Completed Interior Remodel

Property Size: +/-100,000 SF Grocery Anchored Center

Available:

Shops: 2400 SF

Pads: Ground Lease or BTS Available

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	23,512	101,709	225,390
Avg. Income:	\$57,548	\$60,735	\$60,429

Traffic Counts

Southern Ave:	28,109 VPD
16th Street:	22,505 VPD

Location:

- Just South of Downtown Phoenix & Sky Harbor
- Limited opportunities in Trade Area with Grocery Anchor
- Great Visibility to Street
- Over 500 New Homes Under Construction in 1 mile

HINKSON COMPANY, LLC

5050 N 40Th St Suite 350 Phoenix, AZ 85018 480-794-1887

Office: 480-794-1887 Web: HinksonCompany.com

For Additional Information Please Contact:

JAMES NEAL

Mobile: 602-370-0422

E-mail: James@HinksonCo.com

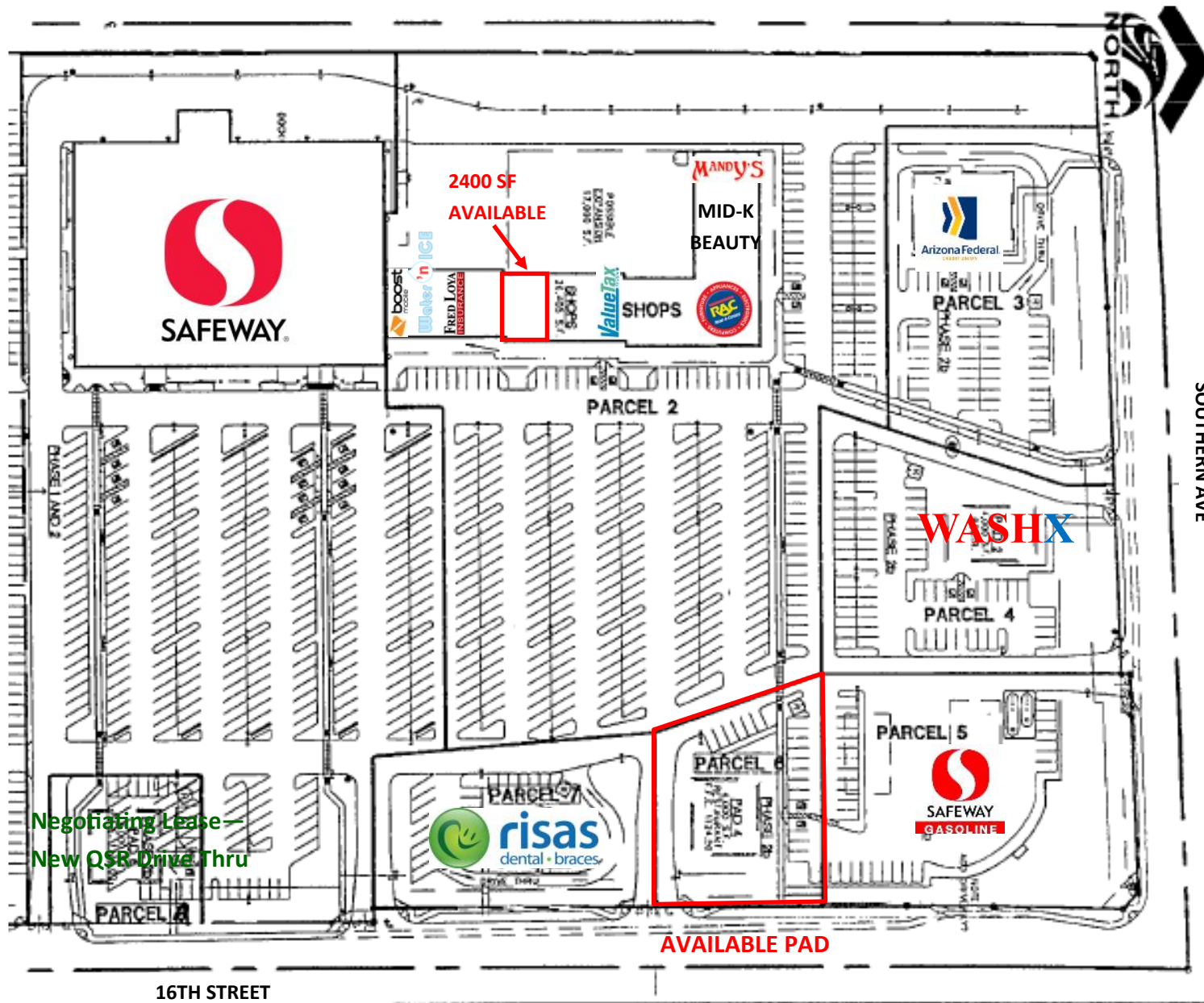
CHRIS HINKSON

Mobile: 480-329-3887

Email: Chris@HinksonCo.com

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SWC 16th St & Southern Ave, Phoenix, AZ



Negotiating Lease -
New QSR Drive Thru

Site Plan

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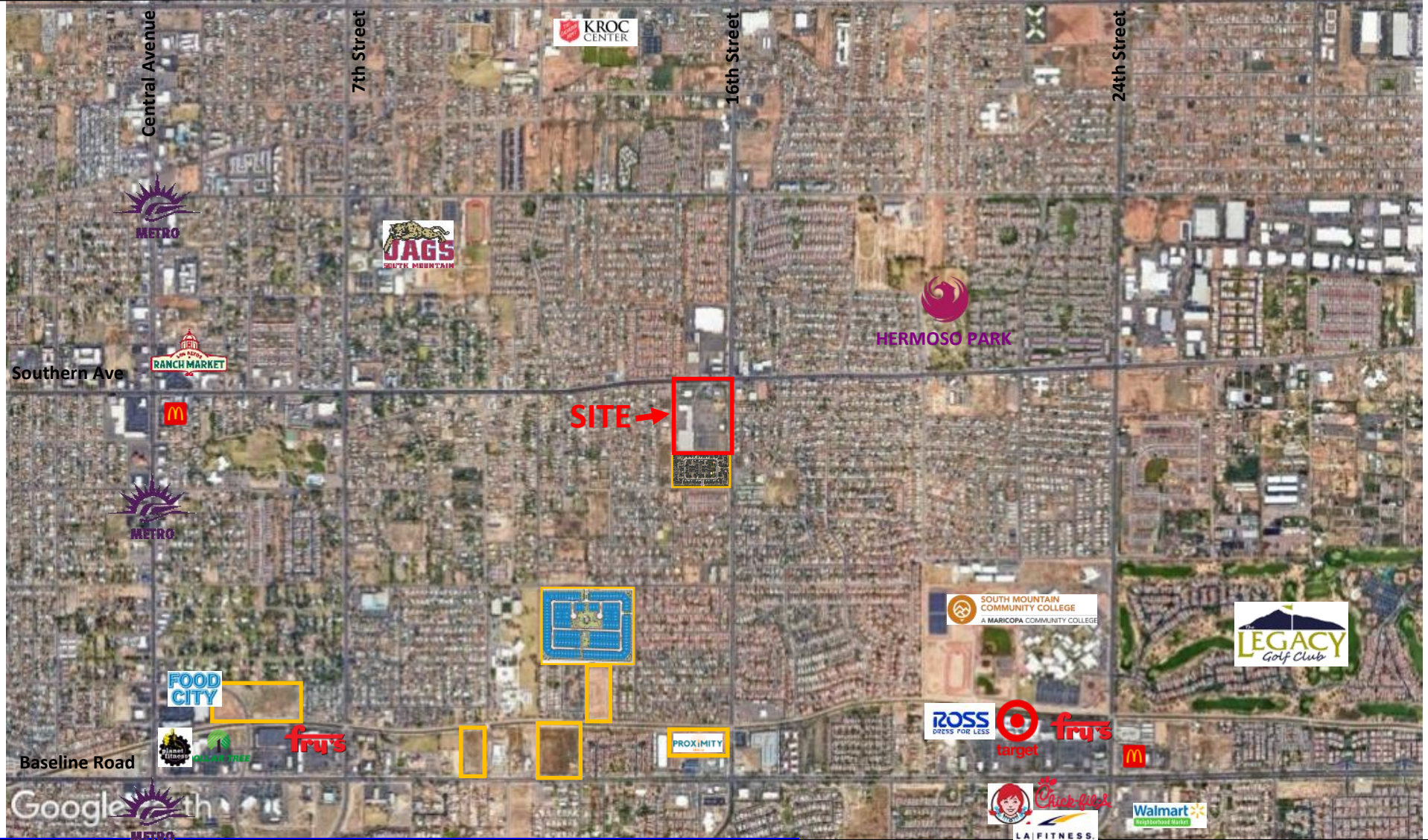
Site Plan

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Trade Area Aerial View

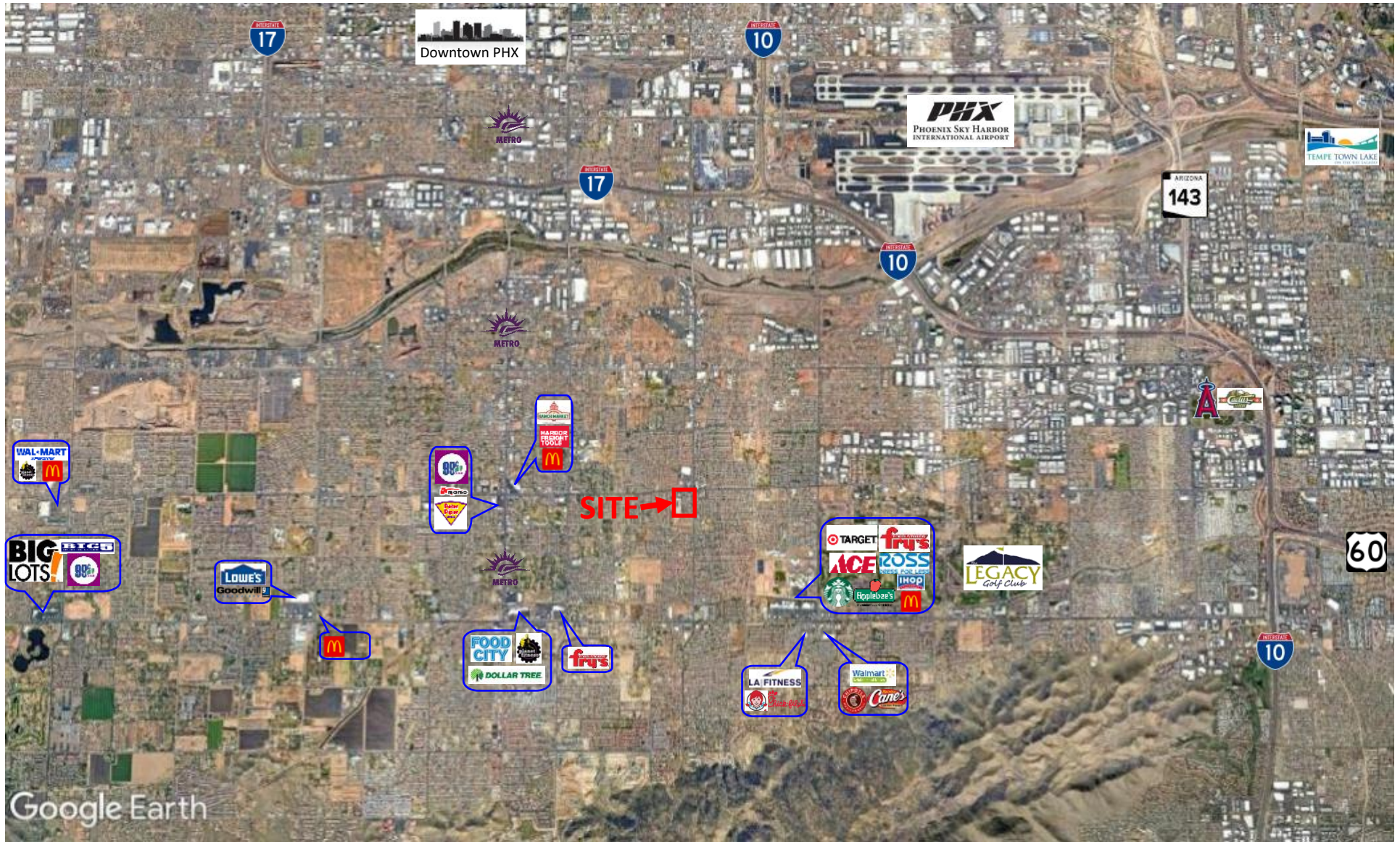
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Trade Area Aerial

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