

Southgate Center - N/NEC Central Ave & Baseline Rd

Phoenix, AZ — EXTERIOR REMODEL JUST COMPLETED!



Highlights:

-Shopping Center full remodel Great New Property

-Very Busy Food City completed interi or remodel

Property Size:

97,695 SF

Available:

Shops:

1,328 SF - Inline in front of Food City!

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	17,494	91,591	165,658
Daytime Population	3,664	20,333	138,073
Avg. Income:	\$42,927	\$47,650	\$49,612

Traffic Counts

Central Ave	26,954 VPD
Baseline Rd	27,706 VPD

Location:

-Just South of Downtown Phoenix on Central Ave
-Limited opportunities in Trade Area with Grocery Anchor
-Great Visibility to Street
-Strong Vibrant Community Feel to Neighborhood



HINKSON COMPANY, LLC

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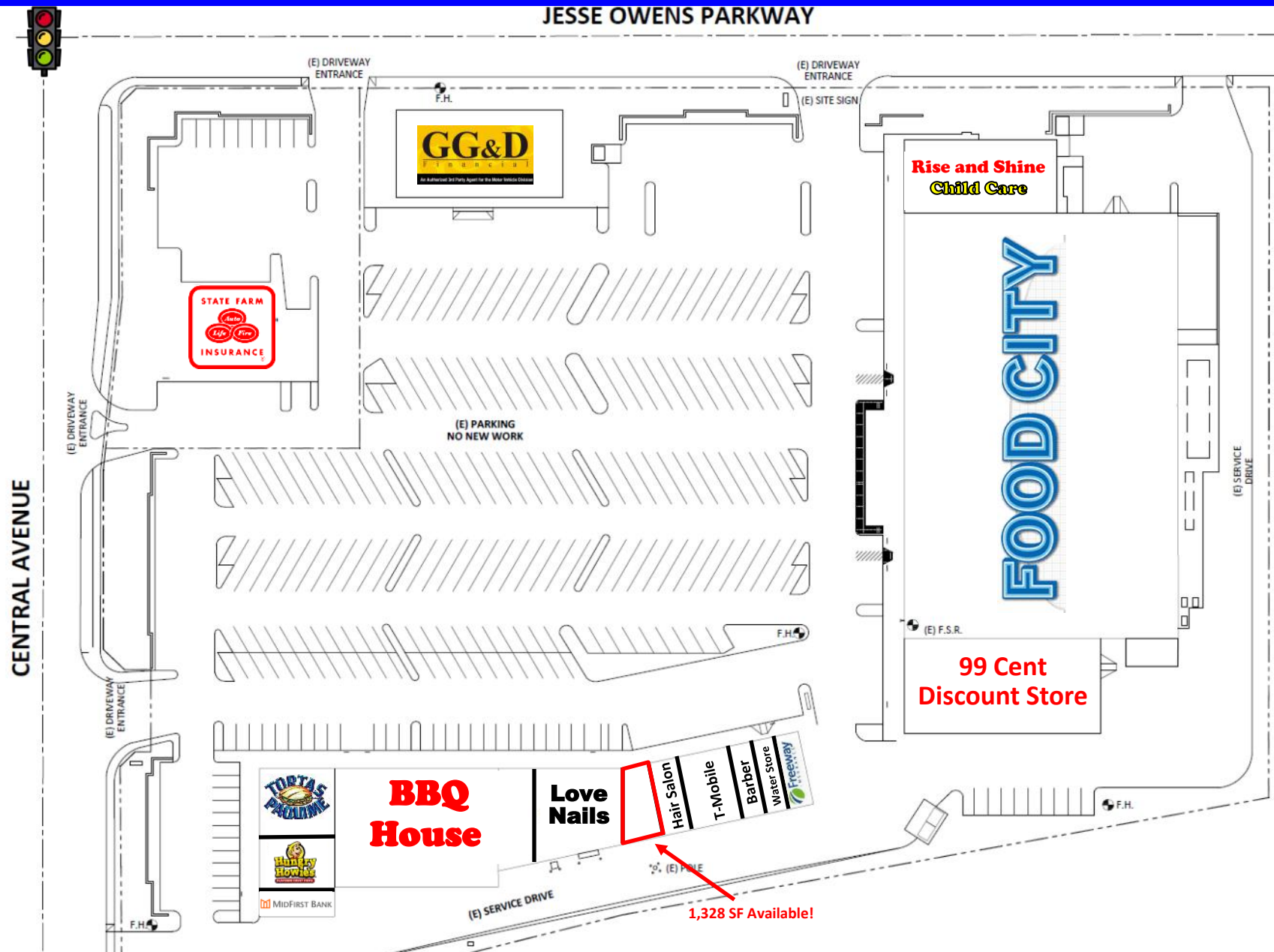
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1,328 SF Available!

Site Plan

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New Remodeled Elevations

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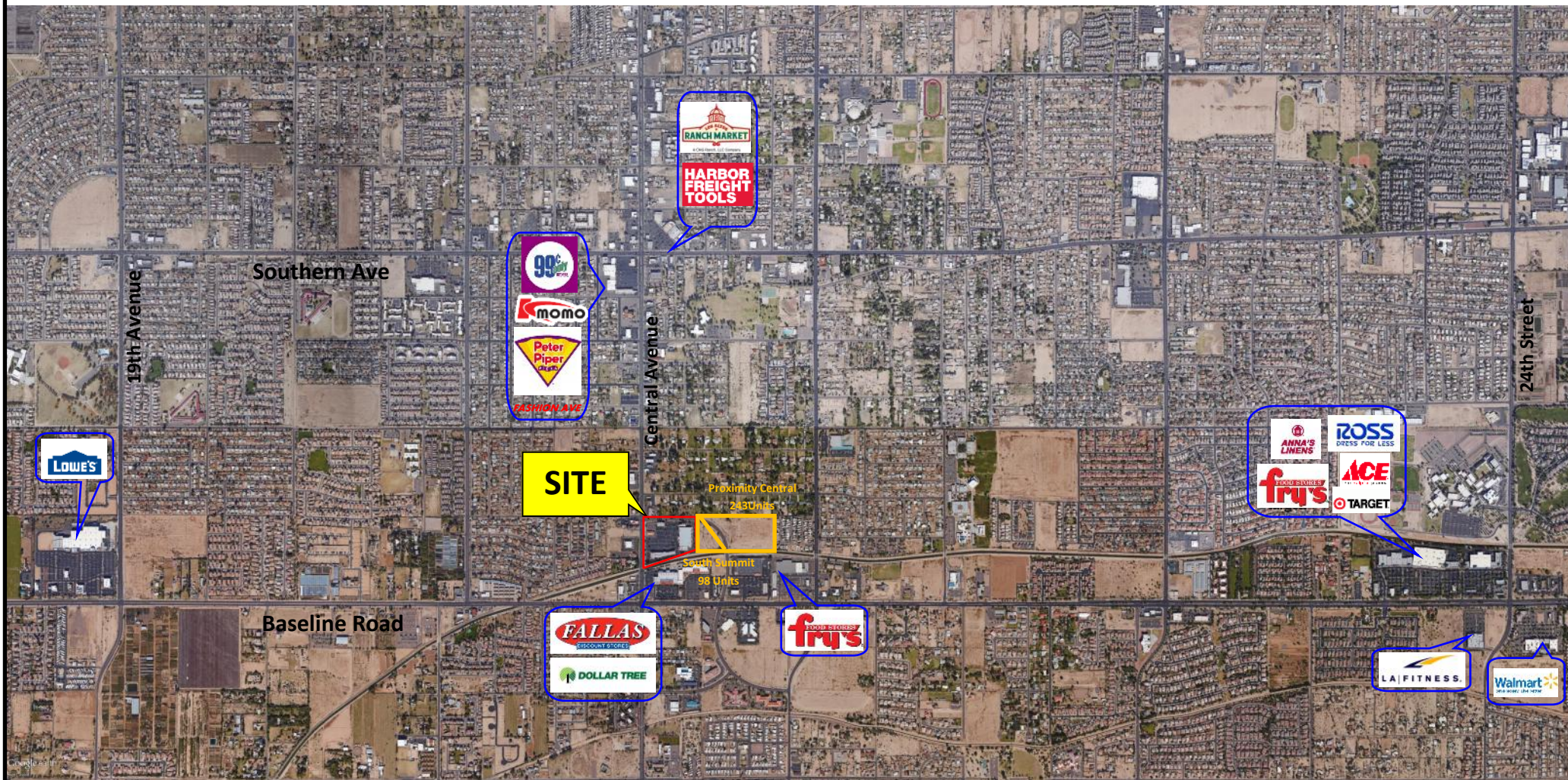


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Trade Area Aerial View

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