

# FOR LEASE

## 1806 NORTH SCOTTSDALE ROAD

Tempe, Arizona 85281

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

[www.learizona.com](http://www.learizona.com)



### FEATURES:

- Located on a high traffic corner lot
- 22 parking spaces - 5.4:1,000
- Zoned CCS, City of Tempe
- Recent capital improvements

### FOR LEASE:

- 1,200 SF
- \$18.50/SF NNN

### DEMOGRAPHICS:

DISTANCE:	1 MILE	3 MILES	5 MILES
POPULATION:	15,608	127,373	317,806
HOUSEHOLDS:	6,695	55,581	135,383
AVG. HH INCOME:	\$65,941	\$63,738	\$72,341

PROFESSIONALLY MANAGED & OWNED BY:

**AT REAL ESTATE SERVICES**  
480.500.6622

GATT REAL ESTATE  
ADVISORS

FOR MORE  
INFORMATION  
PLEASE  
CONTACT:

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[sbishop@learizona.com](mailto:sbishop@learizona.com)

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Phoenix, AZ  
85018

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Listing broker has a minority share in subject property.



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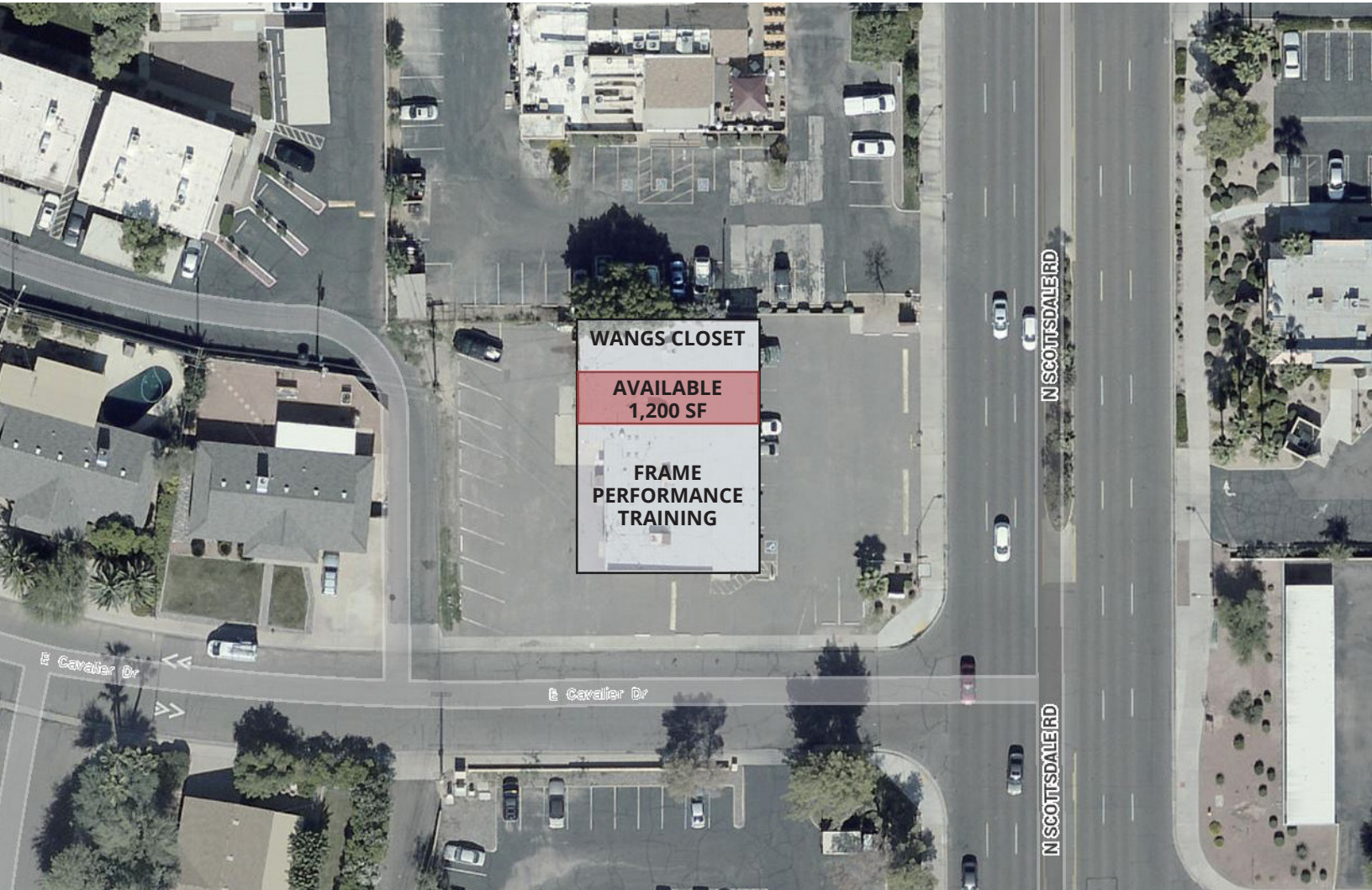


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### AVAILABLE SPACE:

SUITE	SIZE
1808	1,200 SF

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