

FOR SALE/LEASE

# FOOTHILLS PROFESSIONAL VILLAGE

16515 S. 40th Street, Phoenix, AZ



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# FOOTHILLS PROFESSIONAL VILLAGE > 16515 S. 40th Street

## LEASE RATE

**\$15.50 NNN**

## SALES PRICE

**\$425,000.00**

## AVAILABILITY

**±2,178  
SUITE 131**

## PARKING

**4.17/1,000**

## YEAR BUILT

**2005**

## BUILDING & AREA FEATURES

- > Built-out medical suite is move-in ready
- > Building and monument signage available
- > Popular Ahwatukee Foothills location, convenient to I-10 and Loop 202
- > High concentration of residential development
- > Close to the 16,000 acre South Mountain Park/Preserve
- > Large variety of retail and dining amenities on Chandler Boulevard

### Demographics

Description	1 Mile	3 Mile	5 Mile
2017 Total Population	14,848	59,583	122,697
2022 Estimated Population	16,055	64,096	132,186
2017 Median Household Income	\$84,910	\$84,858	\$82,758

### Traffic Counts > 40th Street at Foothills Professional Village

Cars per day	19,575
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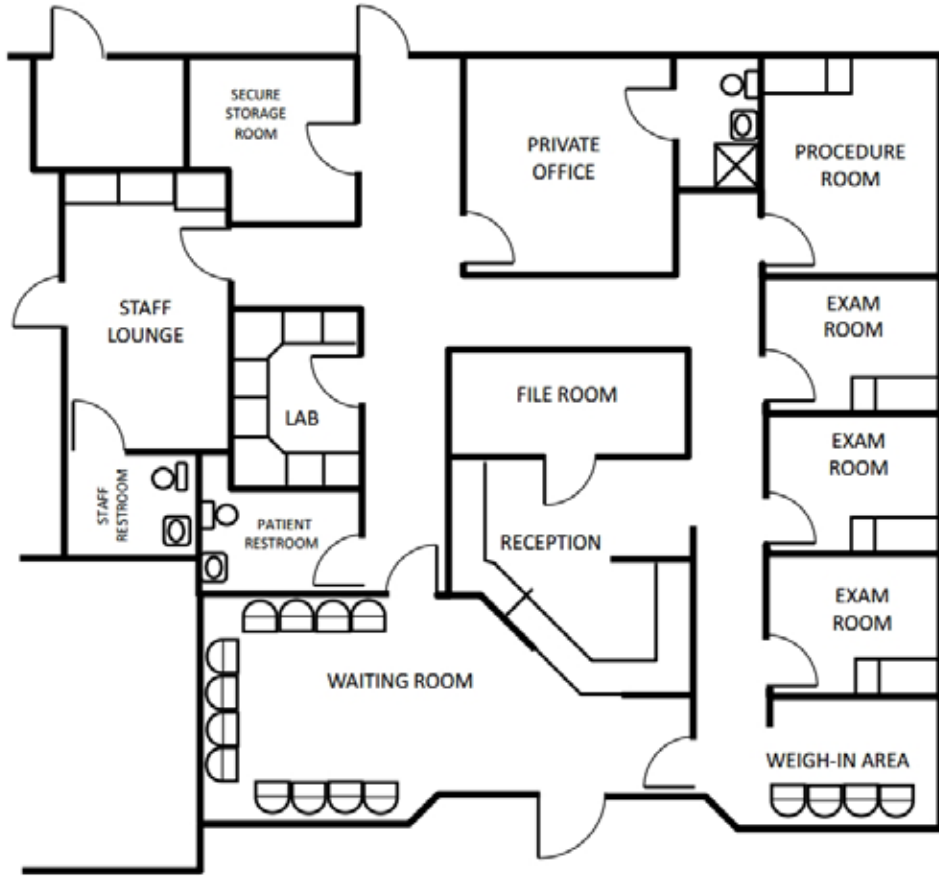


# FOOTHILLS PROFESSIONAL VILLAGE > AERIAL VIEW

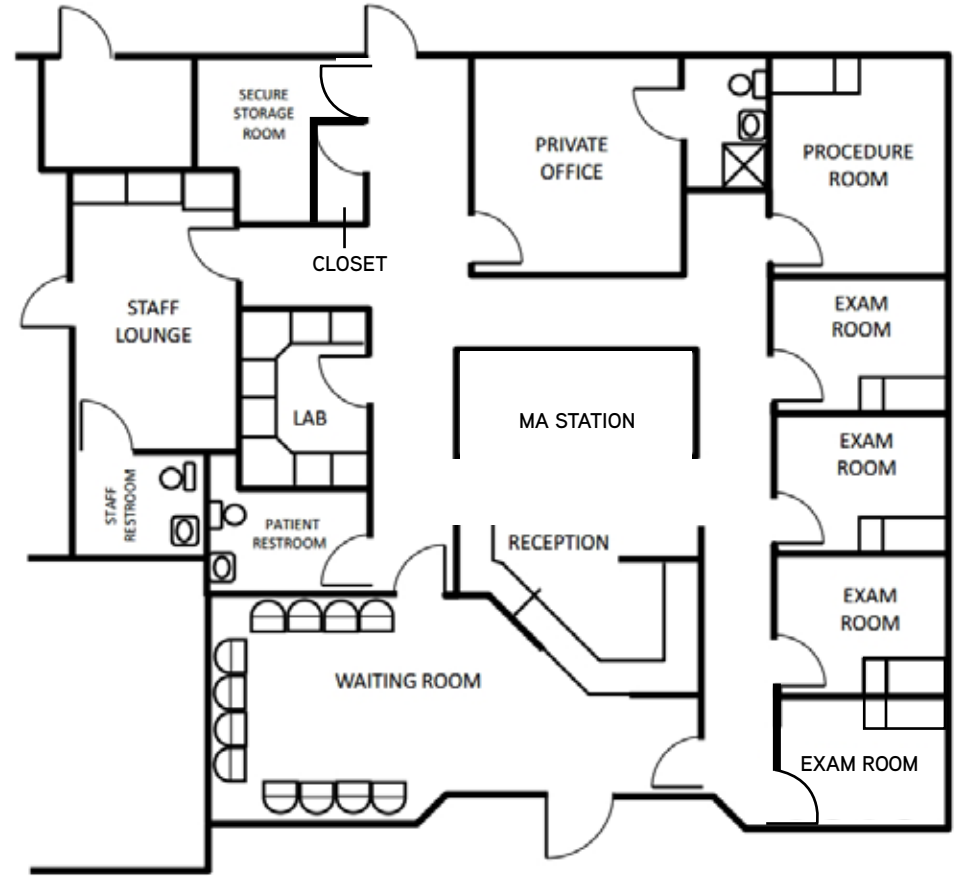




## FOOTHILLS PROFESSIONAL VILLAGE › SPACE PLAN › SUITE 131 ±2,178



## Existing Space Plan



## Conceptual Space Plan