

McDowell Corners Shopping Center

4239 - 4339 W McDowell Rd., Phoenix, AZ 85009

Available For Lease

±1,400 SF Retail Space & ±2,500 SF Warehouse Storage



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1,400 SF Retail Space &
2,500 SF Warehouse Space
at McDowell & 43rd Ave

PROPERTY HIGHLIGHTS



1,400 SF former
Jackson Hewitt



Three Prominent
Monument Signs



Immediate Access to
I-10 Freeway



Neighborhood Center
Anchored by Food City



Dense Surrounding
Residential Population



Signalized Corner at
43rd Ave & McDowell Rd



PROPERTY EXPENSES

Property Expenses Summary:

Asking Rent - \$22.00 psf

Tax - \$0.72 psf

CAM & Insurance - \$7.52 psf

Parcel Number 106-27-001W



Strong

synergistic tenant mix



+102 VPD

vehicles crossing intersection per day



Convenient

access to I-10 & major arterials

AREA HIGHLIGHTS

Site Plan



Site Information



3-MILE DEMOGRAPHICS

\$73,951



2025 Average Household Income

\$320,537



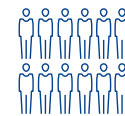
2025 Average Home Value

156,066

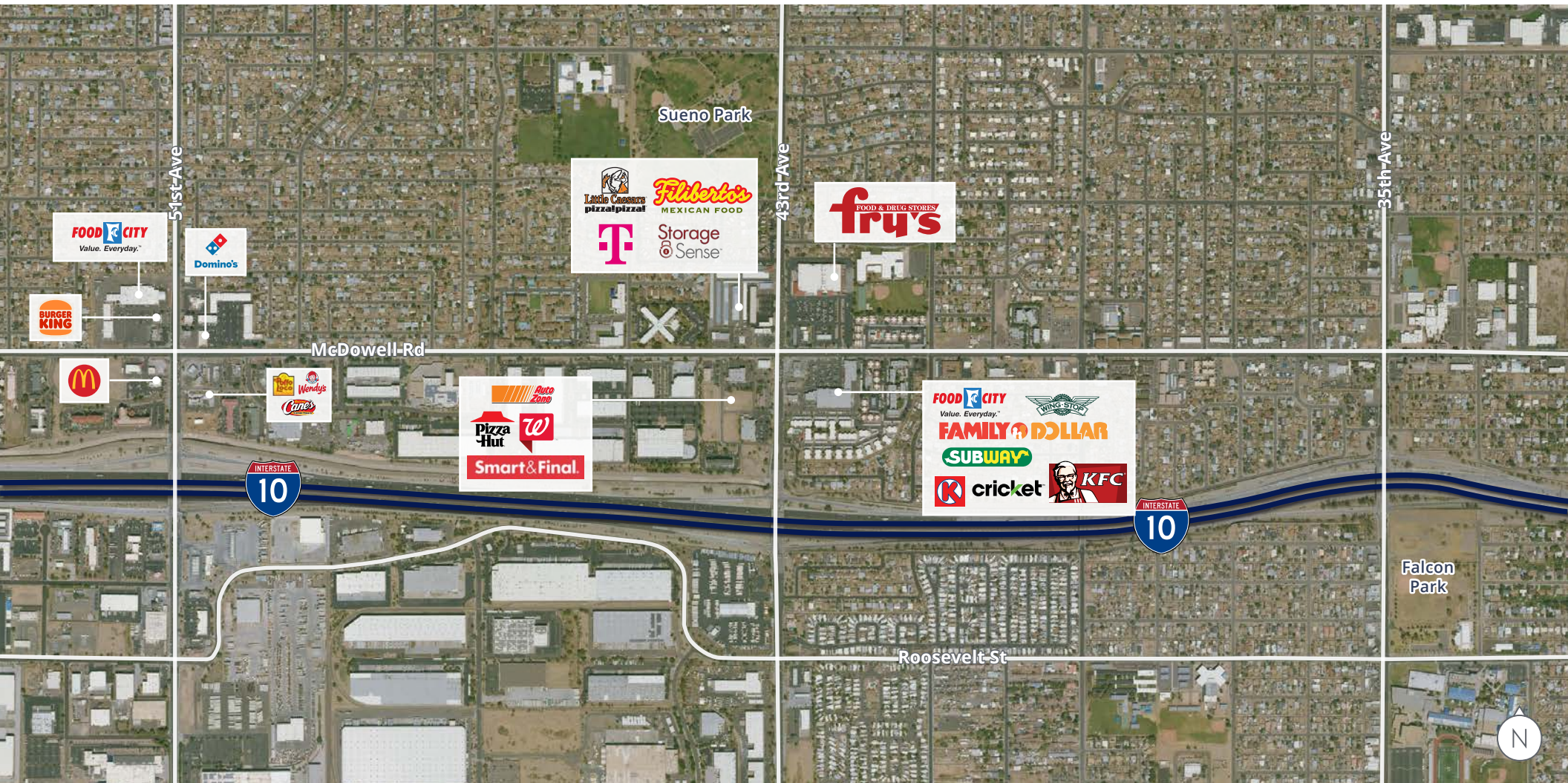


2025 Total Daytime Population

131,573



2025 Total Population



For more information, contact:

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