

West of NWC Tatum Blvd & Bell Rd

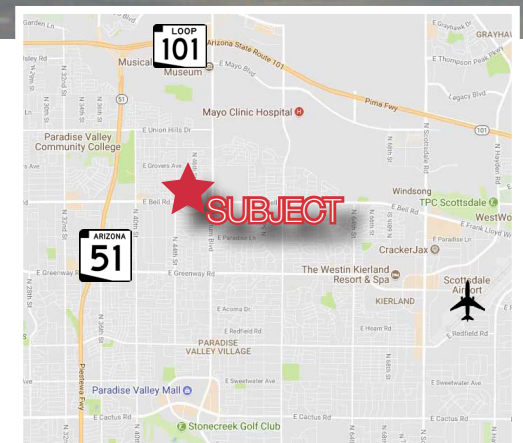
4550 E Bell Road • Phoenix, Arizona



For Lease: \$18.00/SF, \$7.49 NNN

Property Features

- 1,682 SF Suite
- Outstanding visibility to Bell Rd
- Zoning: C-1
- Over 85,000 SF of office in the immediate area to complement the retail component
- Convenient left-in and left-out turn access to Bell Rd
- Within one (1) mile of:
 - SR 51 with full diamond on/off ramps
 - Paradise Valley Hospital
 - Paradise Valley High School
- Dense residential and daytime population in the surrounding area



NAI Horizon naihonorizon.com

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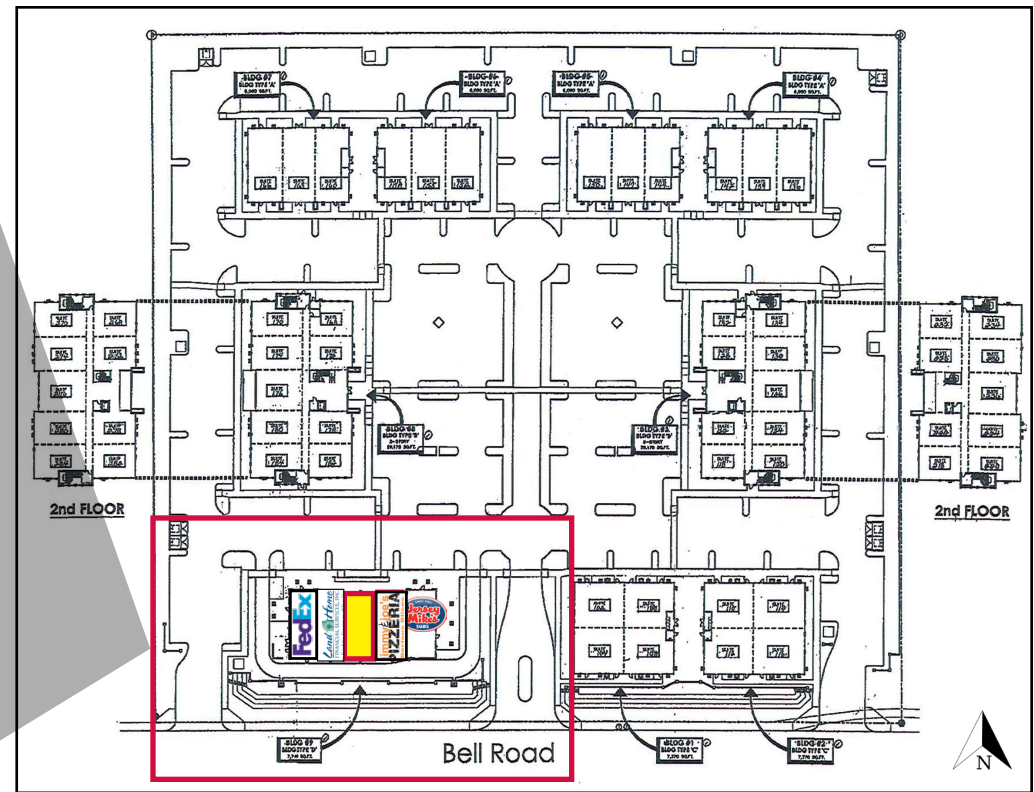
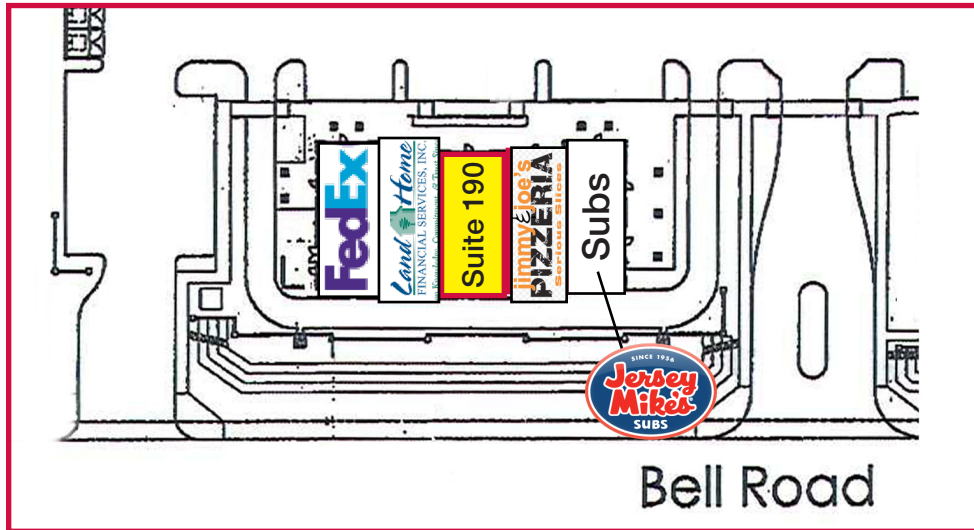
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Bell Road Frontage



Suite 190

AVAILABLE

SUITE 190
± 1,682 SF

DO NOT DISTURB



naihorizon.com

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1,682 SF Suite for Lease in Multi-Use Development

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Demographics	1 Mile	3 Miles	5 Miles
• Estimated Population (2017)	16,873	119,239	243,087
• Projected Population (2022)	18,115	128,636	262,322
• Median HH Income (2017)	\$72,685	\$65,207	\$66,977
• Median Age (2017)	39.6	38.7	39.7