

# 5,000 SF BLD SALE/LEASE



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Fisher Commercial

2575 E. Camelback Rd. #450

Phoenix, AZ

**SEC 16th St & McDowell Rd Phx, AZ**

- Sale Price \$625,000 / Lease Rate \$10.50/SF MG
- Great Visibility
- High Profile Building
- Signage Facing North & West
- Close to I-10 & SR51 Freeways
- Strong Central Phoenix Neighborhood
- Close to Good Samaritan Hospital and Downtown Historic District
- Zoning C-2, City of Phx



1611 E. McDowell Rd. Phx, AZ

**HH Income:**

*1 mile - \$34,111*

*3 mile - \$42,858*

*5 mile - \$53,770*

**Population:**

*1 mile - 24,886*

*3 mile - 255,686*

*5 mile - 504,533*

**Traffic Counts:**

*McDowell Rd. 39,000 vpd*

*16th Street 32,000 vpd*