

# FOR SALE / 3,400 SF



~~\$595K~~

**\$575K**

## SEC McDowell Rd. & SR 143 Expressway Phx, AZ

Steve Fisher

Miriam Acquafredda

**602-522-9100**

Fisher Commercial  
2415 E. Camelback Rd.  
#700  
Phoenix, AZ 85016

- 1,105 SF & 2,295 SF Suites
- Amazing Visibility & Frontage to McDowell Rd.
- Adjacent to SR 143 Expressway
- 2 Miles North of Sky Harbor Airport
- In the Heart of a High Density Neighborhood
- Retail, Office, Industrial Nearby
- Great for Office, Medical, Dental & Retail Uses
- Zoning C-C, City of Phoenix / Land Area: .29 AC

### *Average Income*

*\$65,100- 5 mile radius*

*\$54,600- 3 mile radius*

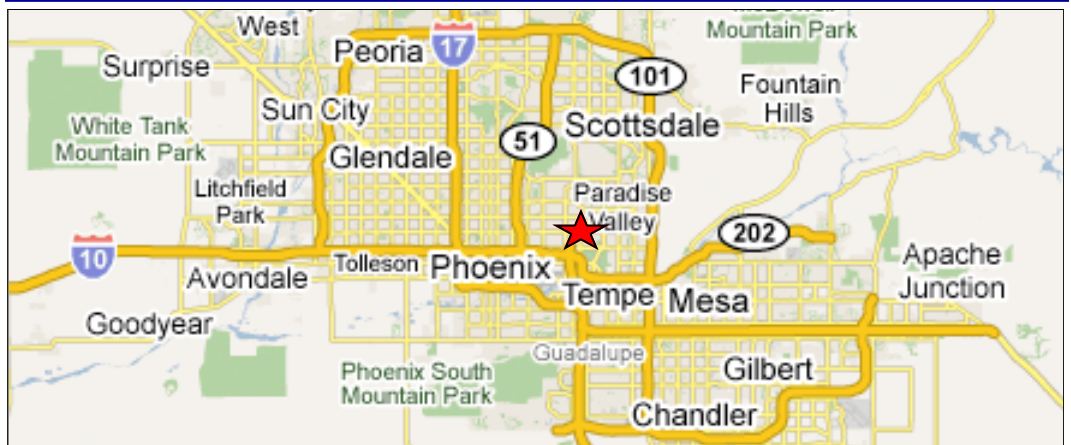
*\$50,100-1 mile radius*

### *Population*

*300,300- 5 mile radius*

*119,900- 3 mile radius*

*22,800- 1 mile radius*





This beautiful red brick building currently includes 10 individual offices, 3 restrooms, 2 conference rooms, a kitchen/break area, and custom built out interior. The copper metal roof and air conditioning units are all in good condition. The building can be easily demised to accommodate multiple occupants.

**Traffic Counts:**  
 41,800 vpd McDowell Rd.  
 110,000 vpd SR 143



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