

FOR SALE / LEASE

**3,400
Sq.Ft.**



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

- Divisible (1,105 SF / 2,295 SF)
- 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

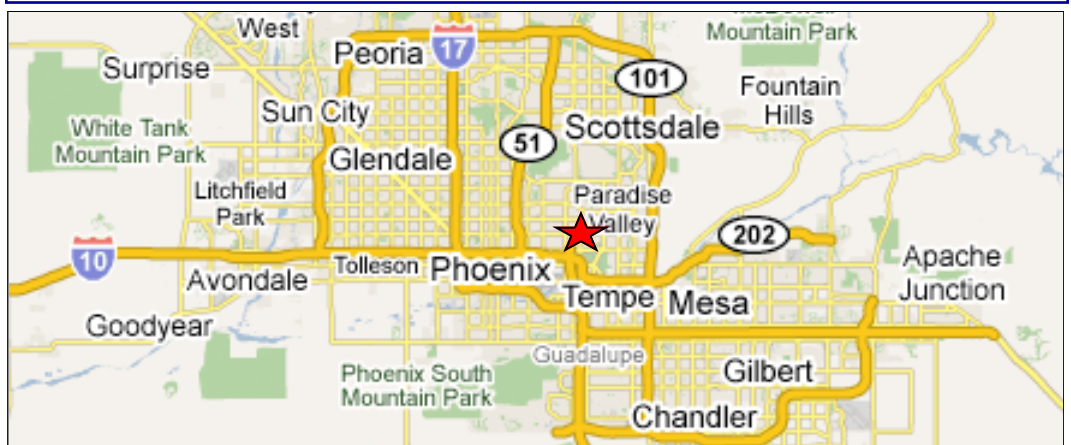
\$50,100-1 mile radius

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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