

FOR SALE

CRE8
ADVISORS



1928 E. McDOWELL RD.
PHOENIX, AZ

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PROPERTY SUMMARY

1928 E. McDOWELL ROAD
PHOENIX, AZ



PROPERTY HIGHLIGHTS

- End cap building for sale on the McDowell Miracle Mile District
- Located on McDowell Road with very high traffic counts:
 - State Route 51: 169,086 VPD
 - McDowell Rd: 30,727 VPD
- Total of 2 bays but can be converted to 3 bays in the building
- Roll up door on the east unit.
- C-2 Zoning
- Excellent frontage on McDowell Road (153 feet).
- Good parking with spots on both the east and west of the structure.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population:	24,651	167,215	362,307
2028 Population	24,924	171,216	369,940
# of Households:	7,699	67,077	142,931
Average Household Income:	\$52,885	\$71,817	\$78,339

PROPERTY SUMMARY

ASKING PRICE:

CALL FOR PRICING

LAND AREA:

0.47 ACRES

BUILDING SF:

7,200 SF

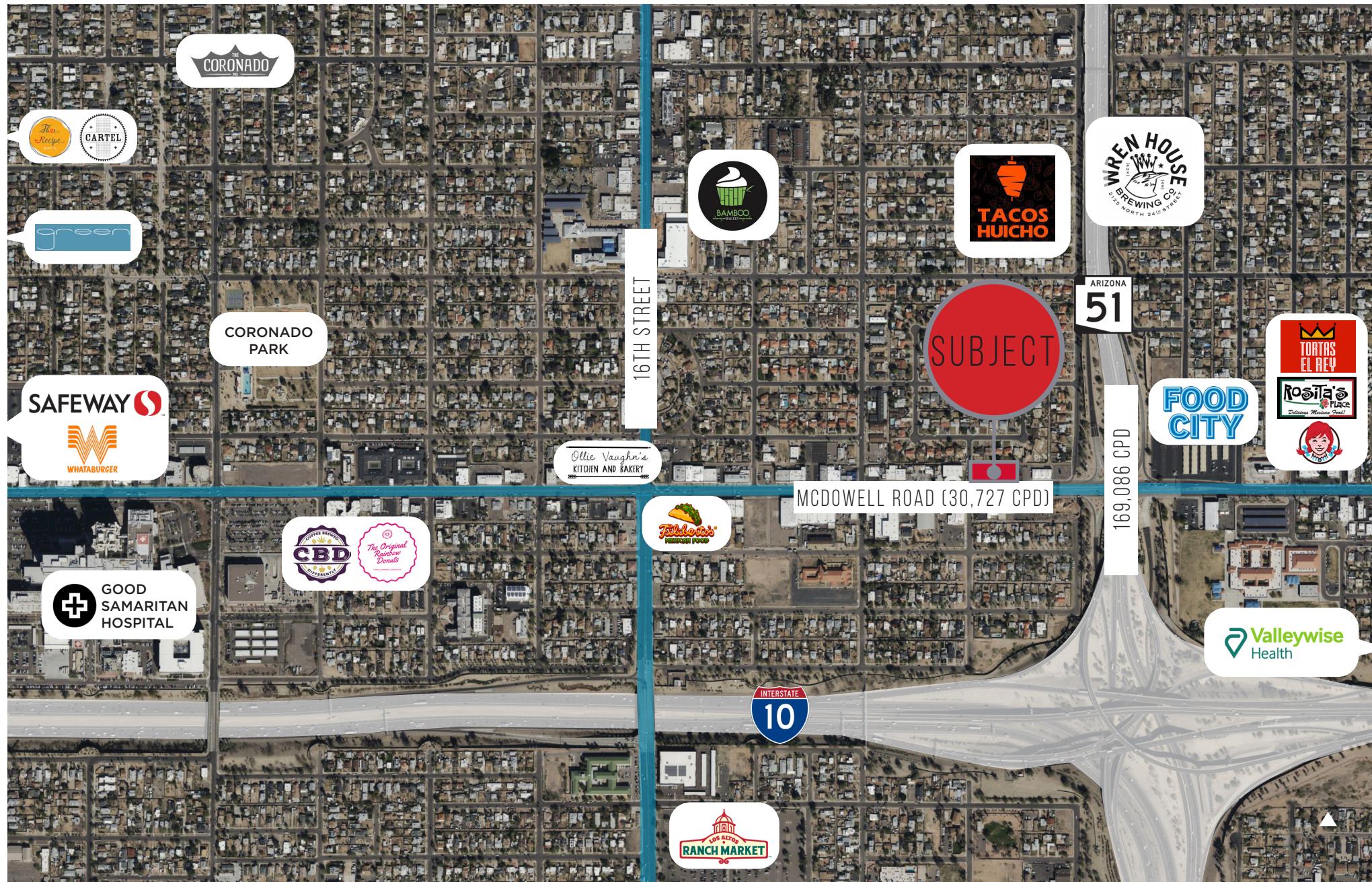
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117-13-157



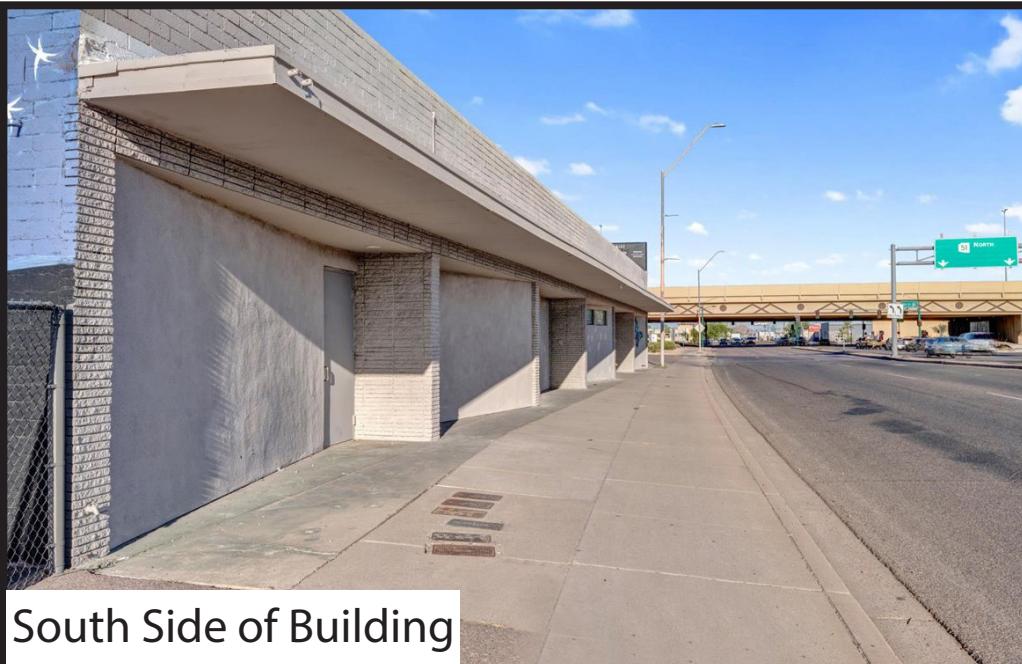
AERIAL MAP

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EXTERIOR PHOTOS

1928 E. McDOWELL ROAD
PHOENIX, AZ



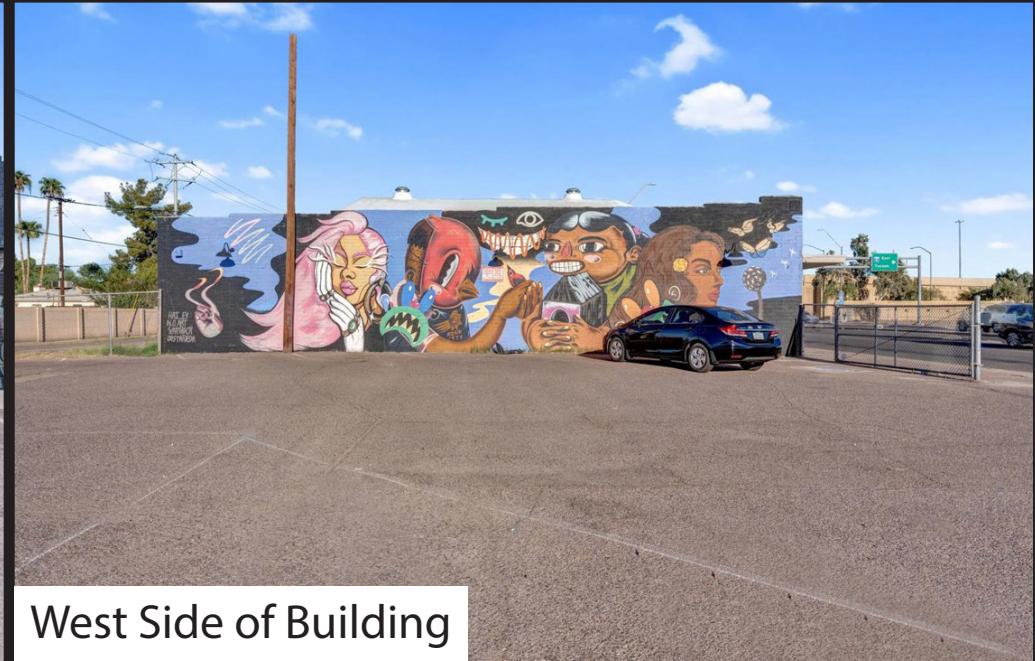
South Side of Building



East Side of Building



East Side of Building



West Side of Building

CRE8

ADVISORS

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com