

# FOR SALE

**CRE8**  
ADVISORS



1928

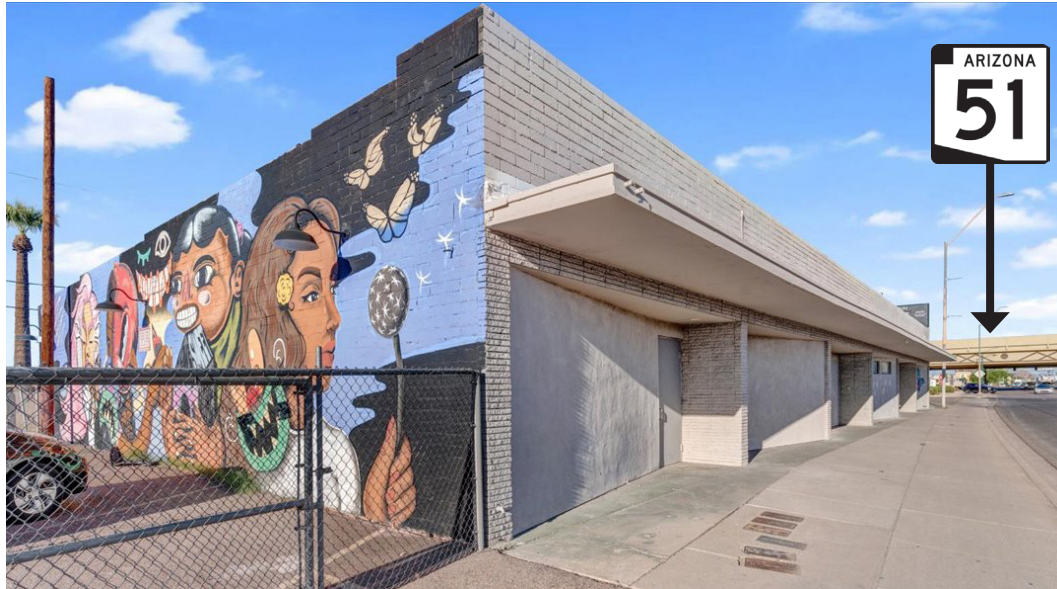
1928 E. MCDOWELL RD.  
PHOENIX, AZ

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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

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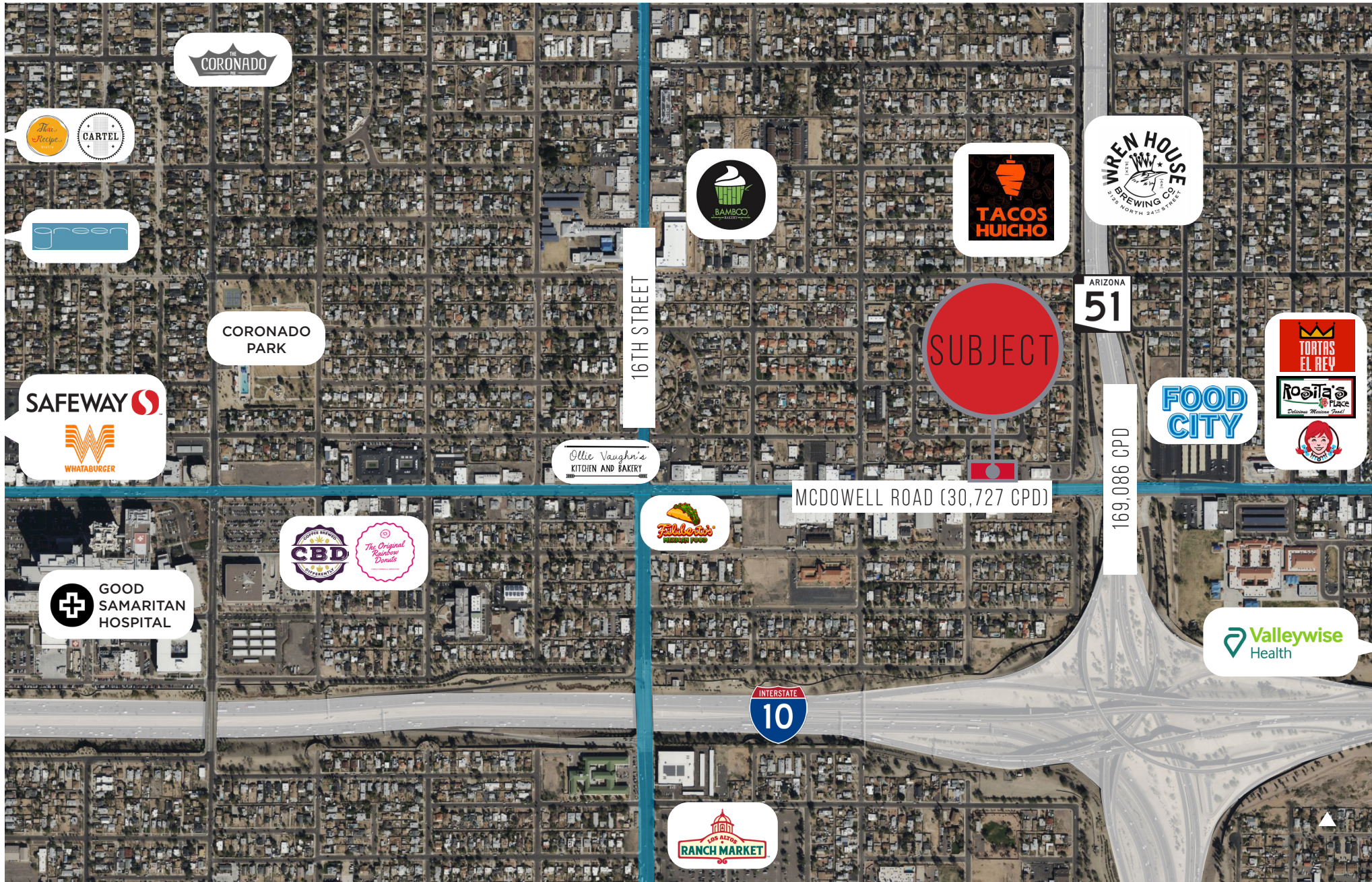
ASKING PRICE:	CALL FOR PRICING
LAND AREA:	0.47 ACRES
BUILDING SF:	7,200 SF
APN:	117-13-157





# AERIAL MAP

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# EXTERIOR PHOTOS

1928 E. MCDOWELL ROAD  
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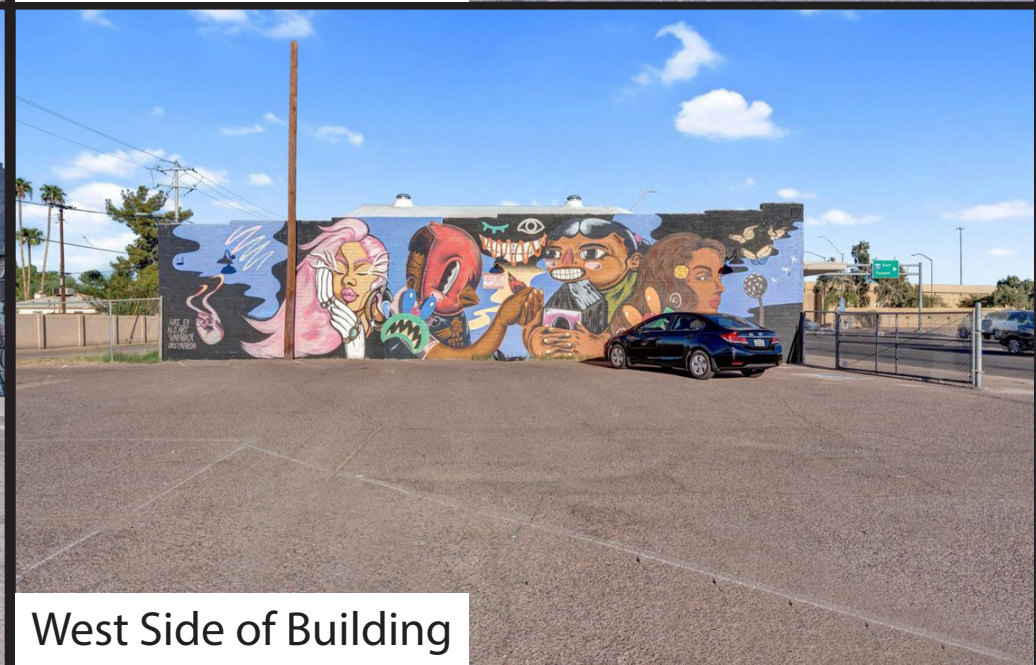
South Side of Building



East Side of Building



East Side of Building



West Side of Building



For Additional details contact the team  
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