

3449-3453 NORTH 16TH STREET PHOENIX, AZ 85016

RETAIL BUILDINGS AVAILABLE FOR SALE

- Great Re-Development Potential
- Two Large Pylon Signs on 16th Street



EXCLUSIVE CONTACTS:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC International

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Building/Site Information

Address	3449-3453 N. 16th St. Phoenix, AZ 85016
Parcels	119-30-024 (025) (072)
Total Bldg Square Feet	±4,120 SF (±2,800 & 1,320 SF)
Parcel Size	0.53 Acres
Zoning	C-2- Commercial

Demographics

	1 MI	3 MI
Population	23,740	184,893
Households	9,576	78,168
Average Age	34.90	36.70
Median HH Income	\$46,004	\$45,591
Total Businesses	1,550	17,592
Cons. Spending	\$203,007	\$1,713,425

Traffic Counts

N 16th St & Weldon	25,478	VPD
E Osborn & N 15th St	22,228	VPD
E Osborn & N 18th St	18,420	VPD

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Features

- (2) Freestanding Buildings: ±4,120 SF
- 0.53 Acre Lot
- Frontage on 16th St.
- Directly West of SR-51
- Abundant Parking
- Built in 1964

SALE PRICE \$550,000



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