

For Sale

## Multi-Tenant Retail Building

4,680 SF



For Sale \$1,590,000 (\$339.74/SF)

**7116-7118 E Mercer Lane**  
Scottsdale, Arizona 85254

### Property Features

- 4,680 SF multi-tenant building
- 100% leased
- Built in 2007 -One of the newer buildings in Sundown Plaza
- Six suites, currently 4 tenants
- Convenient street parking directly in front
- Zones C-3, P-2
- Serving affluent Scottsdale and Paradise Valley neighborhoods
- Easy access from Scottsdale Rd or Shea Blvd
- Village-like shopping area with established retailers and service providers



### Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	44	44.60	43.10
Population:	7,773	63,413	186,235
Average HH Income:	\$121,586	\$133,918	\$116,949

### Traffic Counts

	VPD
N Scottsdale Rd:	37,500
E Shea Blvd	36,200

For More Information:

**Sharon Reeves**

602 852 3422

sharon.reeves@naihazizon.com



# Aerial Map

For Sale  
Multi-Tenant Retail Building

