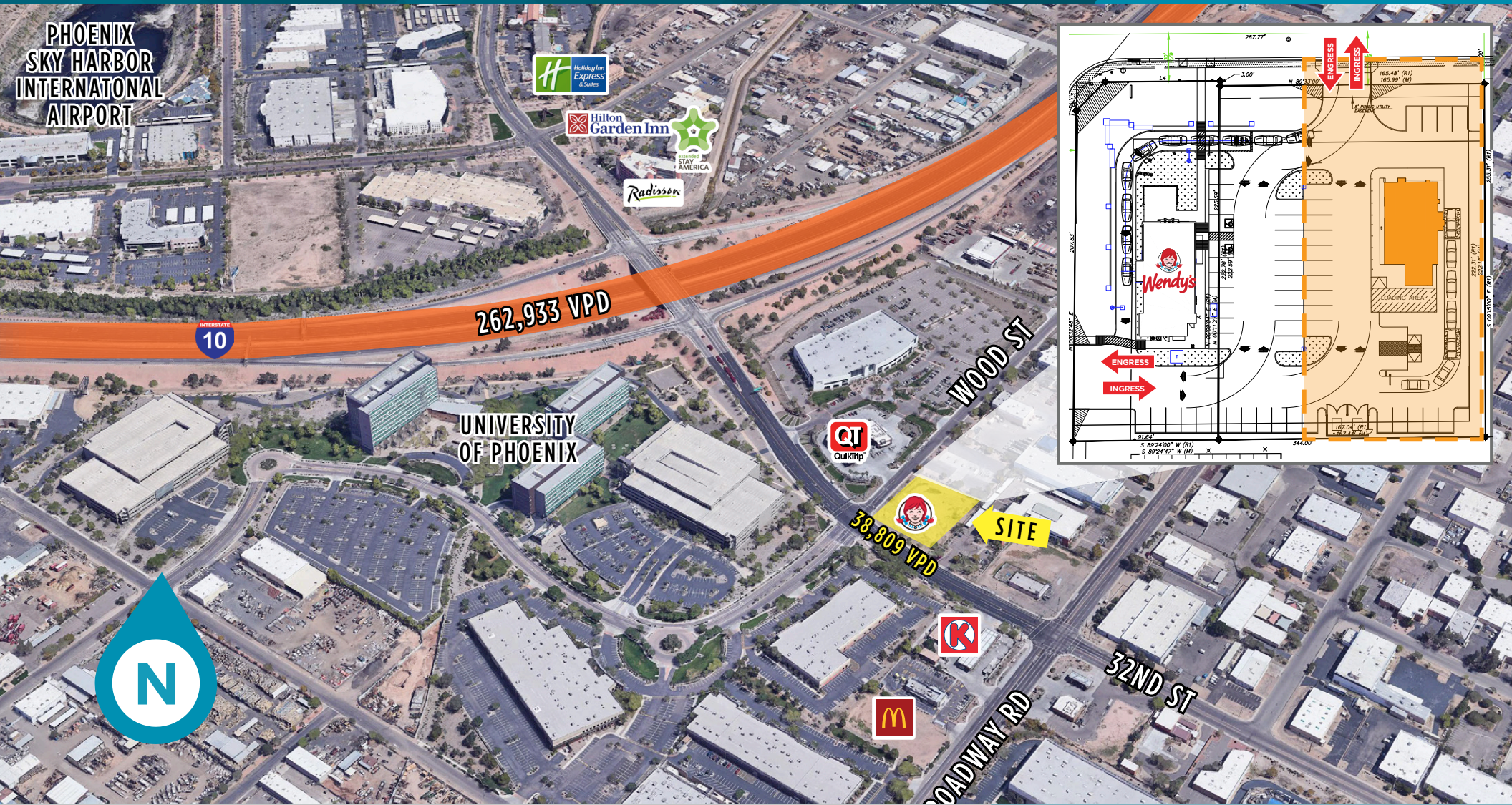


±20,148 SF PAD ±3,200 SF BUILDABLE DRIVE-THRU OR SHOP BUILDING | AVAILABLE

S/SEC 32ND STREET & I-10 | PHOENIX AZ



Mark Bramlett
Managing Director
+1 602 224 4492
mark.bramlett@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000 | fx:+1 602 253 0528
www.cushmanwakefield.com

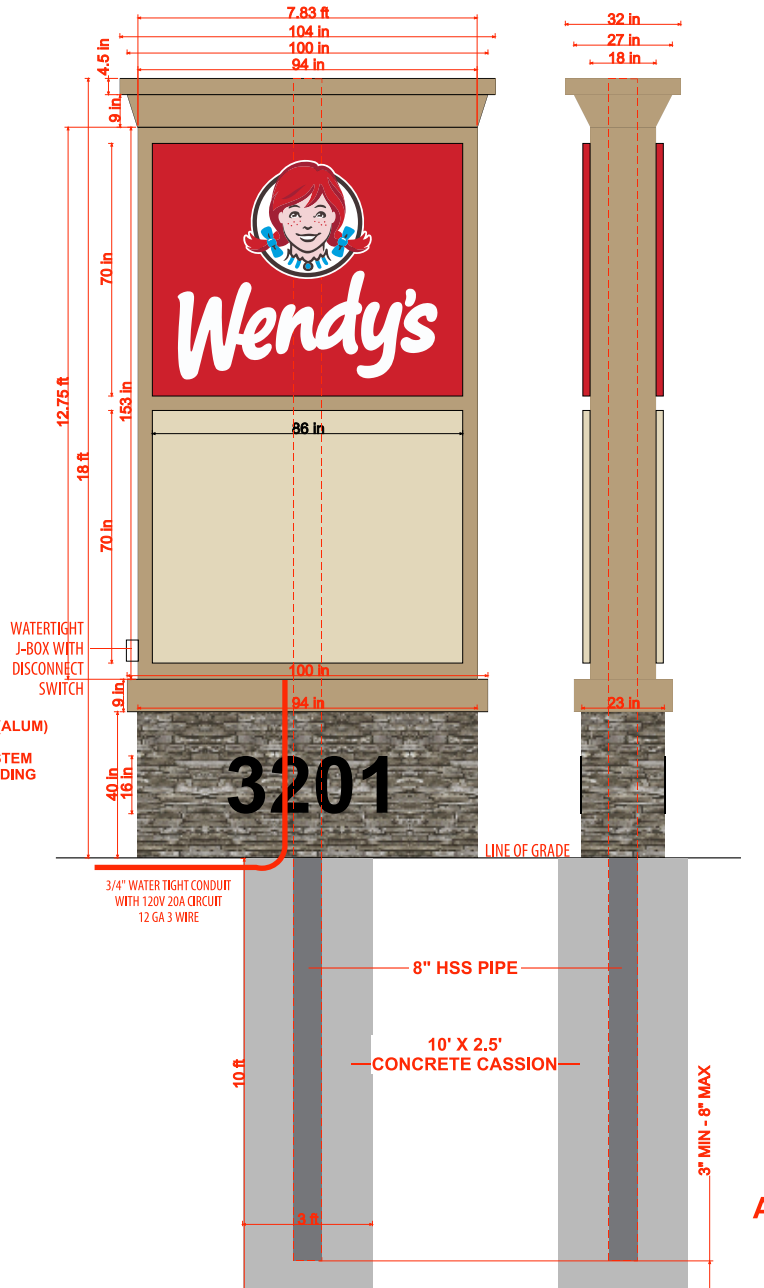
**CUSHMAN &
WAKEFIELD**

**WE ARE
THE CENTER
OF RETAIL**

±20,148 SF PAD ±3,200 SF BUILDABLE DRIVE-THRU OR SHOP BUILDING | AVAILABLE

99.83 sqft

.5" (ALUM) ANGLE FRAME SKINNED W/ .090 (ALUM)
TEXTURED AND PAINTED
INTERNALLY ILLUMINATED W/ 12V LED SYSTEM
STACKED STONE TO MATCH EXISTING BUILDING
1/2" ACRYLIC ADDRESS NUMBER



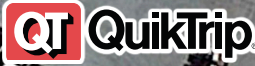
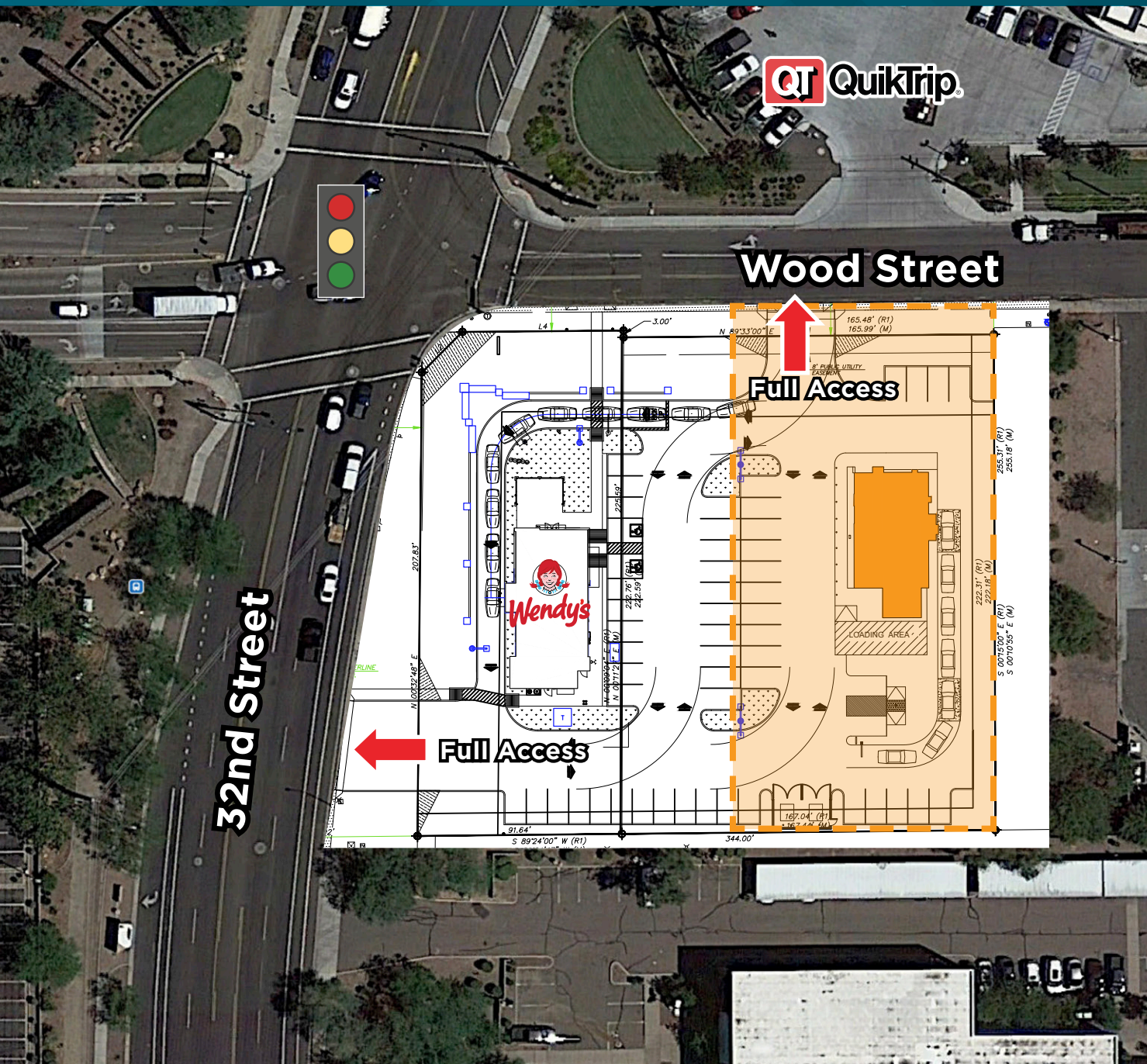
Mark Bramlett
Managing Director
+ 1 602 224 4492
mark.bramlett@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016

ph:+1 602 954 9000
fx:+1 602 253 0528

www.cushmanwakefield.com

±20,148 SF PAD ±3,200 SF BUILDABLE DRIVE-THRU OR SHOP BUILDING | AVAILABLE S/SEC 32ND STREET & I-10 | PHOENIX AZ



Mark Bramlett
Managing Director
+ 1 602 224 4492
mark.bramlett@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com

©2019. Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

±20,148 SF PAD ±3,200 SF BUILDABLE DRIVE-THRU OR SHOP BUILDING | AVAILABLE S/SEC 32ND STREET & I-10 | PHOENIX AZ

PROPERTY FEATURES

- Building Size: ±3,200 SF
- Lot Size: ±20,148 SF
- Full access site
- 50 shared parking spaces
- New development
- Prominent exposure along 32nd Street
- Dense daytime population
- Call for details

TRAFFIC COUNTS

32nd Street:	38,809	VPD
Broadway:	22,794	VPD
Interstate 17:	196,900	VPD
Interstate 10:	197,100	VPD

DEMOGRAPHICS



Daytime
Population within
1.5 miles of site



Minutes to
I-10 Freeway



Existing
Multifamily units
within **3 miles**
of site



Proposed
Multifamily units
within **3 miles**
of site



Total Employees
within **3 miles**
of site



Total Businesses
within **3 miles**
of site

2020 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	5,562	63,100	299,556
HOUSEHOLDS	1,523	20,586	101,900
AVERAGE HOUSEHOLD INCOME	44,517	63,984	60,911

Mark Bramlett
Managing Director
+1 602 224 4492
mark.bramlett@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000 | fx:+1 602 253 0528
www.cushmanwakefield.com



WE ARE
THE CENTER
OF RETAIL