

# INVESTMENT PROPERTY FOR SALE



**RESTAURANT BUILD-OUT**  
Cooking Hood, Ansul Systems & Grease Trap In Place

2722 E McDowell Rd  
Phoenix, AZ 85008

## Property Features

- ±2,500 SF Freestanding Retail/ Restaurant Building
- ±25,264 SF (.58 Acres) Land Pad
- APN: 120-29-060A
- Excellent Signage & Visibility (Monument Sign / Corner Location)
- Masonry Construction (1972)
- Established Commercial Area
- Storefront Parking
- Zoning: C-2
- Easy access to Loop 202, US-10 & SR-51

## Call for Pricing!



**Billboard offers additional monthly income.**



**Watermill pad offers additional monthly income.**

For More Information Please Contact:

**Trent Rustan**  
(480) 966-5155 Direct  
(602) 550-0709 Mobile  
trustin@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CCRPAC International

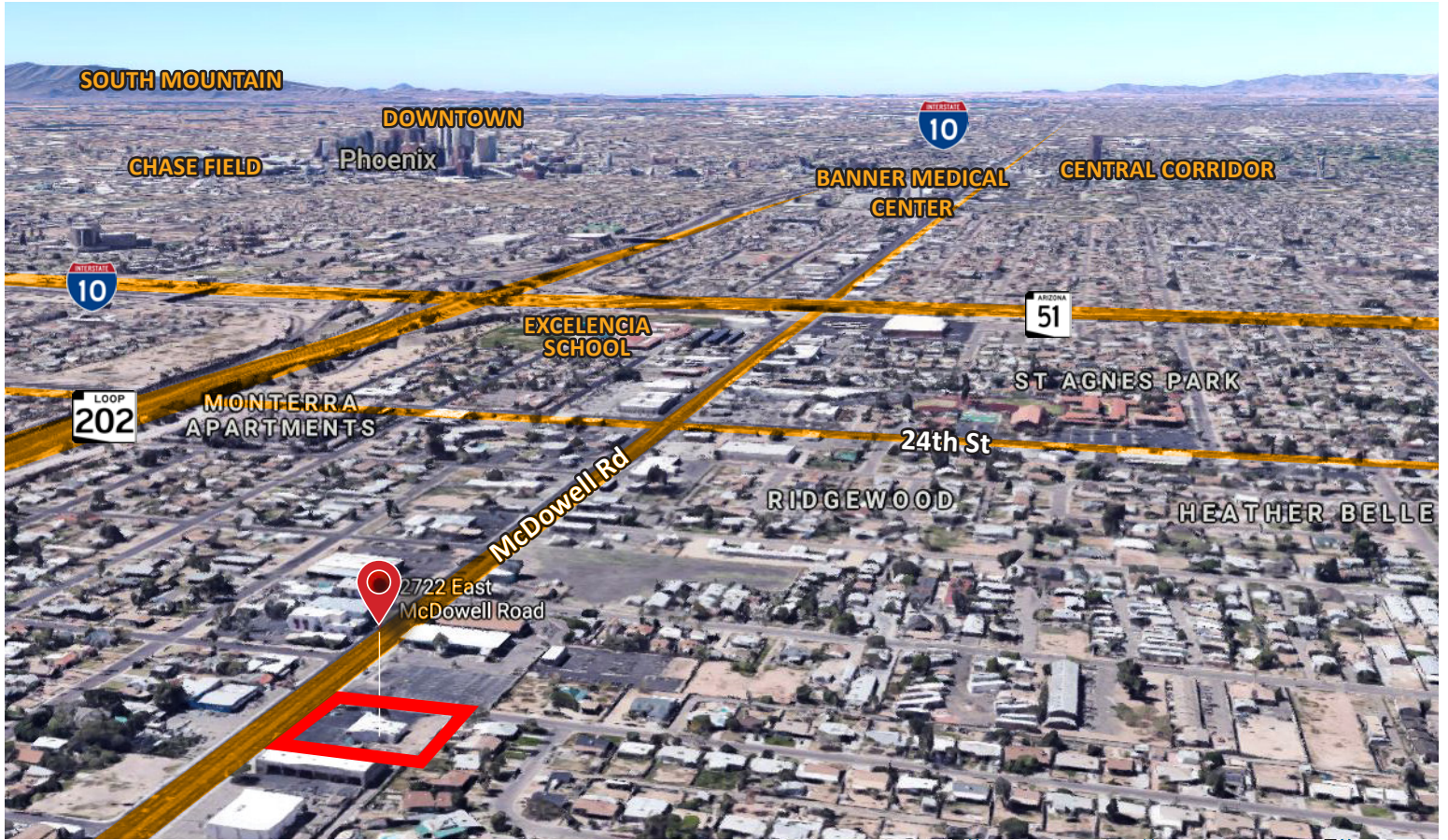
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480,966,2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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Property Location

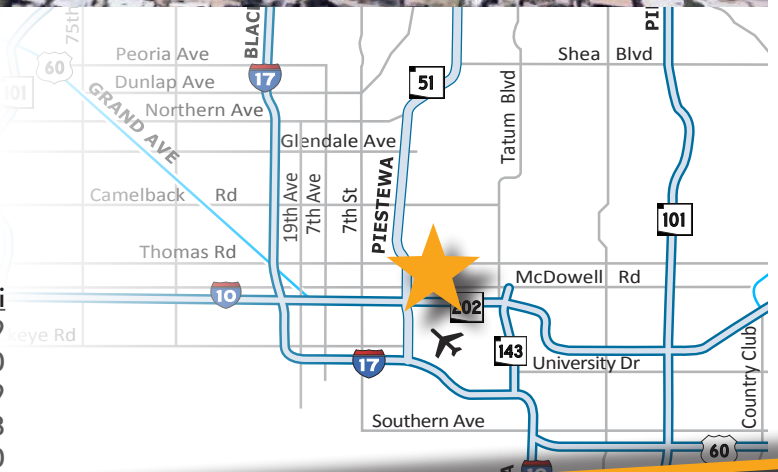


## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol
E McDowell Rd	N 28th St E	30,000
E McDowell Rd	N 29th St W	24,325
E McDowell Rd	N 25th St W	30,345

## DEMOGRAPHICS

	Mi	3 Mi	5 Mi
2018 Population	28,161	155,078	315,549
Average Age:	31.90	34.50	36.10
Total Households:	7,782	59,495	128,259
Median Household Inc:	\$33,612	\$40,181	\$44,938
Avg Household Size:	3.40	2.50	2.40



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