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PROPERTY FEATURES

PROPERTY HIGHLIGHTS

Hard corner location on Scottsdale Road

Premier infill intersection

 Ideally situated between Old Town Scottsdale and South Scottsdale/Tempe

• Signalized intersection

Surrounded by highly successful national retailers

Adjacent to hospital and medical office

 Perfect site for fast food, sit down restaurants, medical office, self storage, hotel, grocery, etc. **Building Size:** ±19,905 SF (Divisible)

±1.75 Acres; ±76,028 SF

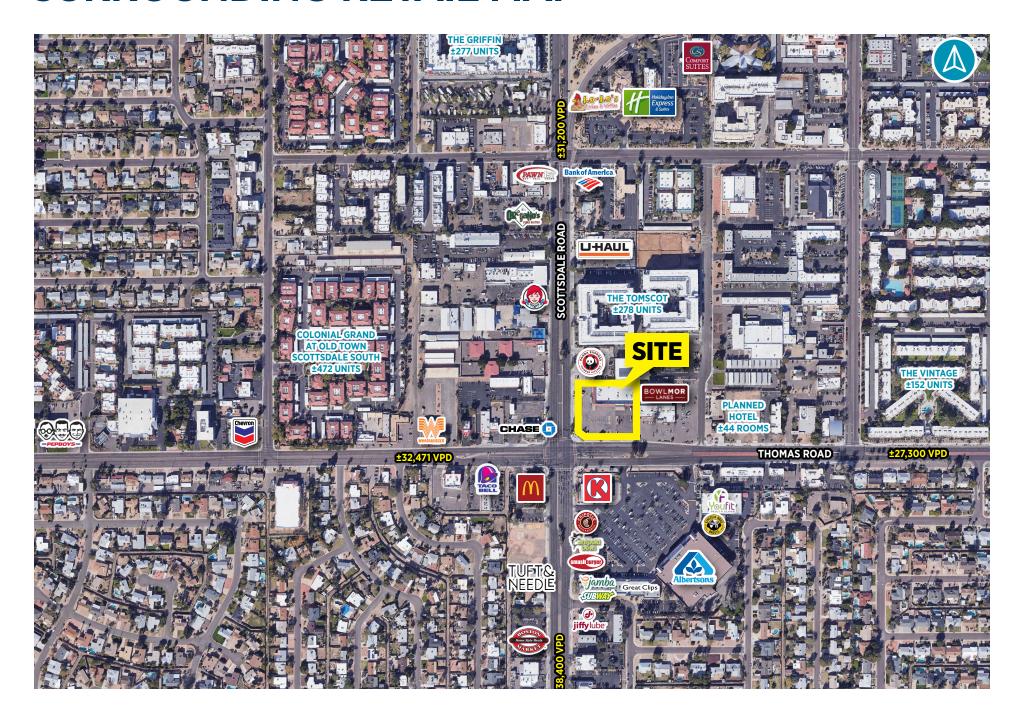
(Divisible)

Zoning: C-3, Scottsdale

NEIGHBORHOOD DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	21,078	105,808	256,254
Average Household Income	\$81,523	\$95,797	\$88,458
Households	10,338	51,672	113,913

SURROUNDING RETAIL MAP





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