



For sale

4837 E McDowell Road | Phoenix, AZ 85008

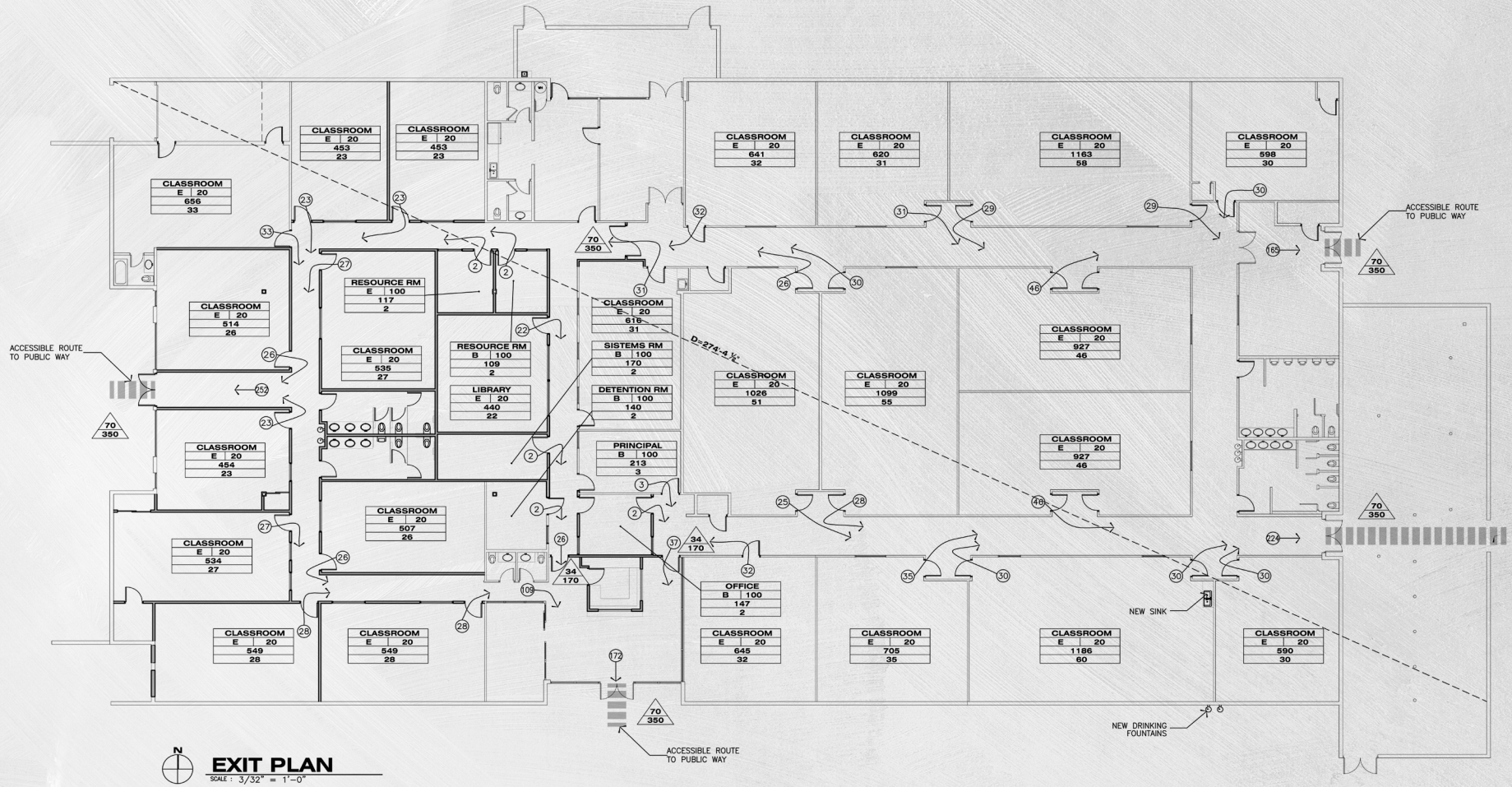
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Potential Office/Industrial or Turn Key School Opportunity

- 25,000 square feet
- Land area: 2.42 acres
- Parking ratio of 7.00:1,000
- Owner / user purchase opportunity
- 360+ students
- 25 + classrooms
- McDowell Road frontage
- 48,837 vehicles per day



Total available - ±25,000 square feet





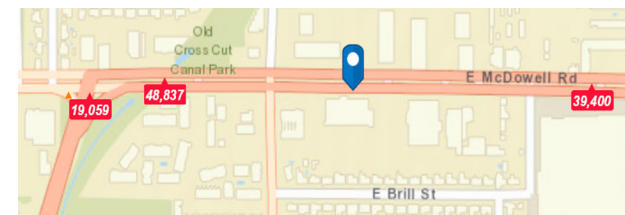


Demographics

Demographic	1 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Population	22,229	121,287	309,801
Households	9,328	48,867	127,763
Household Income	\$51,457	\$66,130	\$68,629
Under 18 Population	5,823	29,594	62,889
Ages 5-14 Population	3,134	16,010	33,768

Traffic counts

Traffic Counts	1 Mile Radius	3 Mile Radius	5 Mile Radius
Vehicles per day (North)	26,371	32,000	31,030
Vehicles per day (South)	151,312	107,495	29,769





Please do not disturb tenant, all showings must be set up through JLL.

To book a tour contact:

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