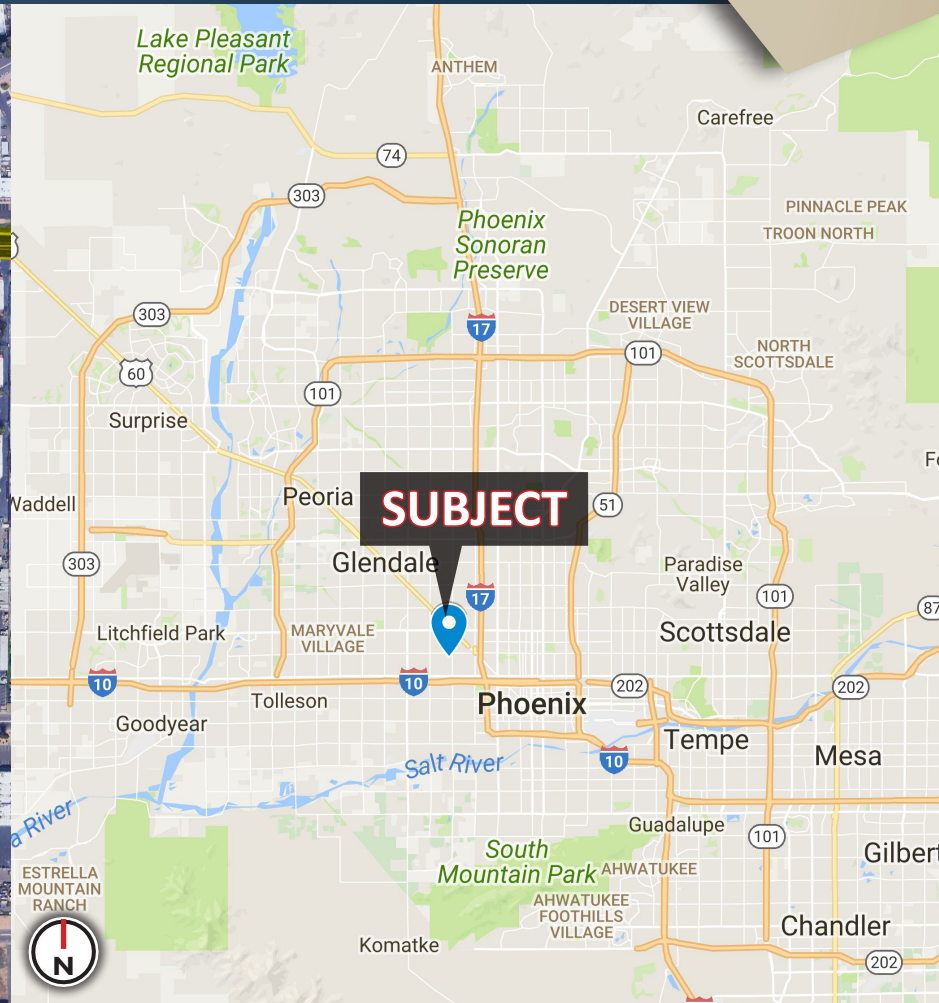
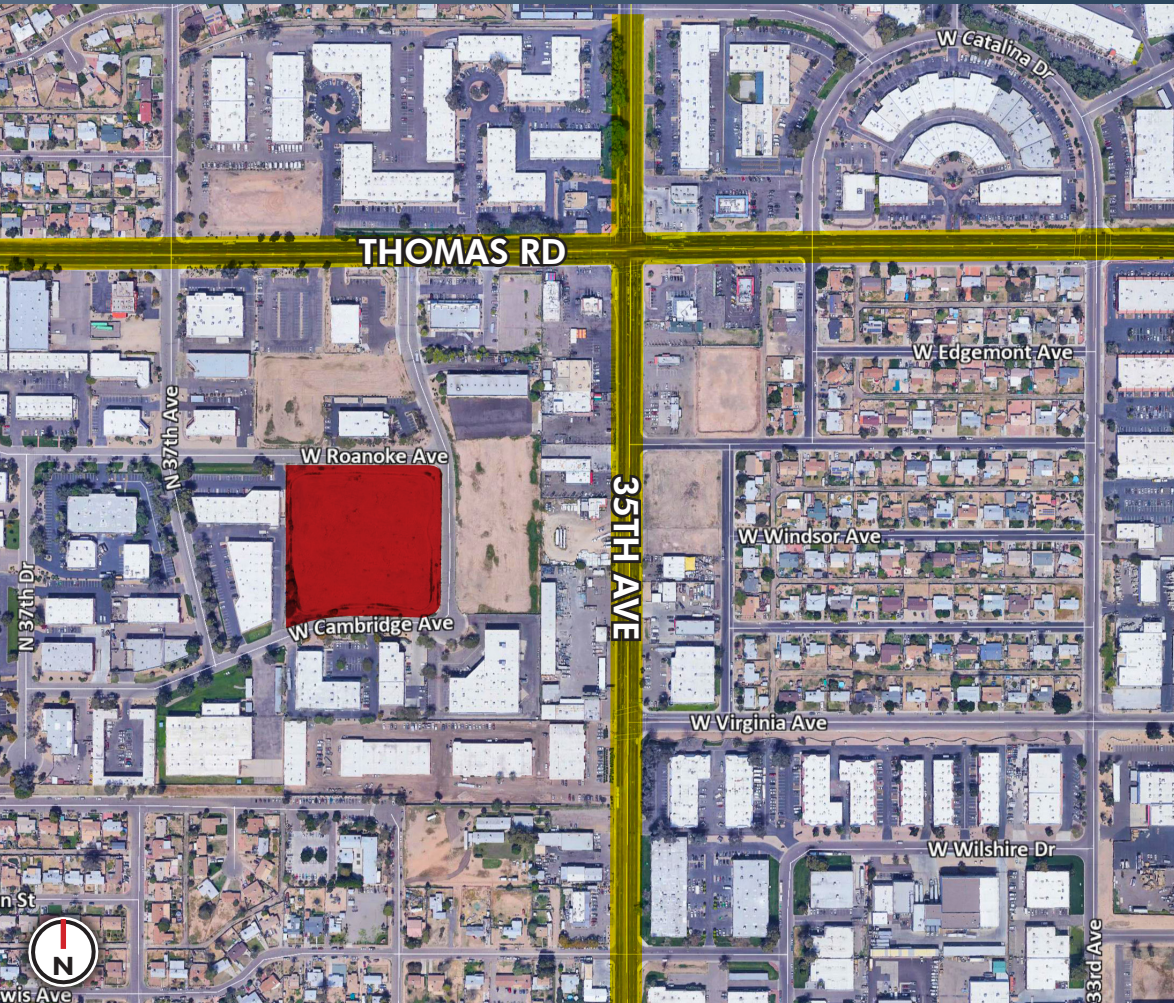


# PARK THOMAS BUSINESS CENTER

LAND: ±4.17 AC

**\$815,000**

**(\$4.48 psf)**



- **±4.17 Acres**
- **Industrial Park Zoning**
- **3 Access Points**
- **Fully Improved Land**
- **Great Development Opportunity**

| Demographics           | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------------|----------|----------|----------|
| 2019 Total Population: | 25,689   | 195,587  | 485,398  |
| Average Age:           | 31.90    | 31.90    | 33.10    |
| 2019 Total Households: | 6,773    | 53,970   | 152,643  |
| Median Household Inc:  | \$23,513 | \$29,753 | \$35,139 |

Source: CoStar 2019

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 07 05 19

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LAND: ±4.17 AC

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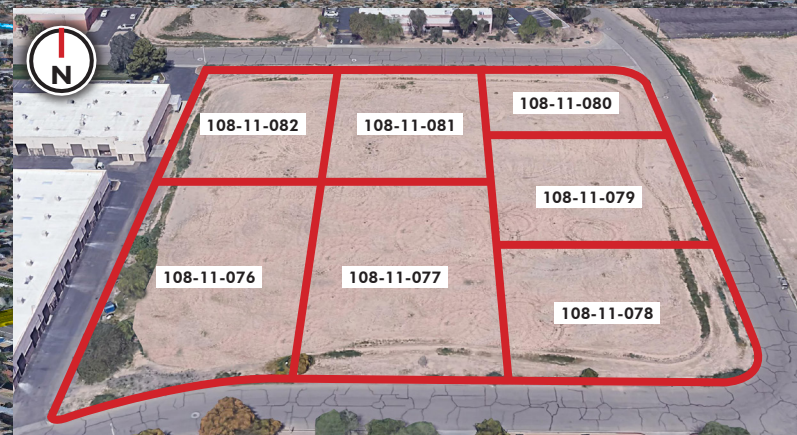
**(\$4.48 psf)**



Downtown Phoenix



South Mountain



VIRGINIA AVE

35TH AVE

**SUBJECT**

Future Development  
36th AVE

CAMBRIDGE AVE

WILSHIRE DR

37TH AVE

Roanoke Ave



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