

7710 E McDOWELL RD

SCOTTSDALE, AZ 85257



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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. Effective 10/28/19



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FOR SALE

ASKING

\$1,950,000.00

- ±7,760 SF FREESTANDING BUILDING
- PRIME LOCATION
- SIGNALLED HARD CORNER
- EXCELLENT VISIBILITY & ACCESS
- ABUNDANT PARKING
- ZONING: C-3
- YEAR BUILT: 1987
- TAXES (2018) - \$6,581.60
- SELLER TO VACATE AT CLOSING
- **DO NOT DISTURB TENANT**

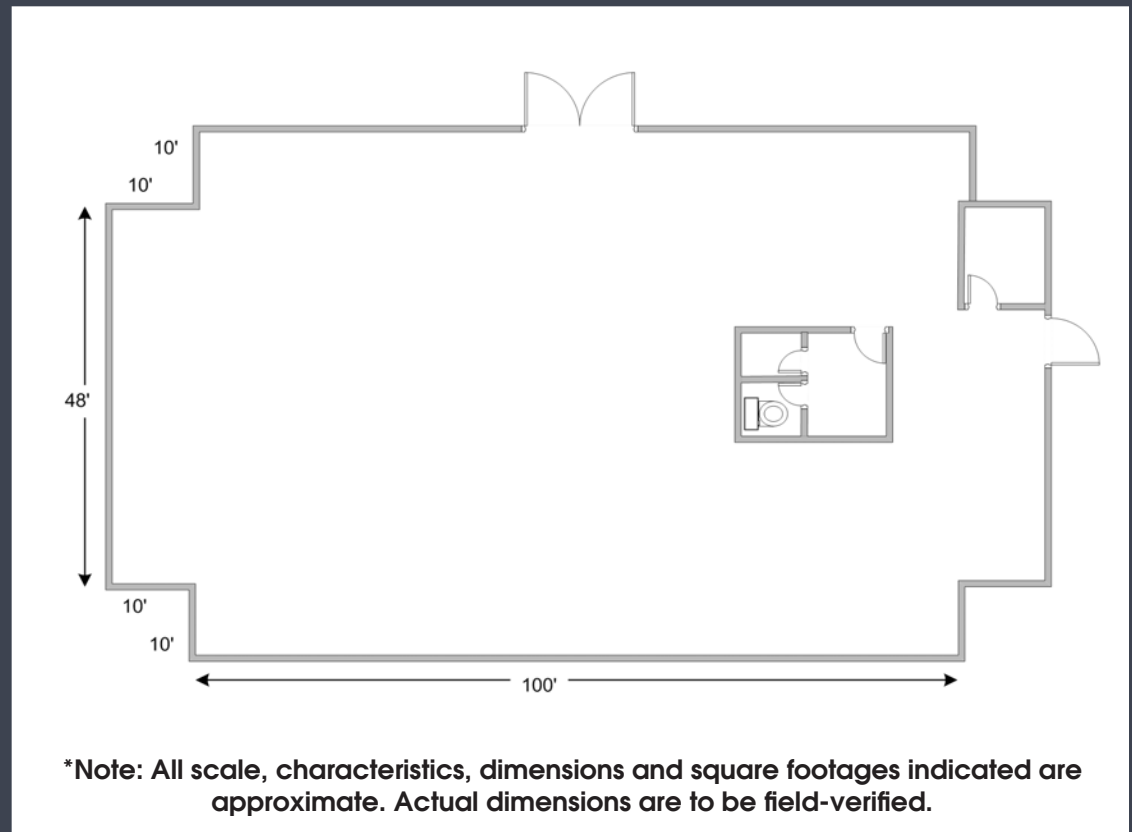
TRAFFIC COUNTS

| | |
|-------------------------|------------|
| E McDOWELL RD N 77TH ST | 41,973 VPD |
| E McDOWELL RD N 74TH ST | 39,937 VPD |

DEMOGRAPHICS

| | 1M | 3M |
|----------------|----------|----------|
| POPULATION: | 22,222 | 90,633 |
| AVG HH INCOME: | \$73,592 | \$79,891 |
| TOTAL HH: | 9,268 | 46,580 |

Traffic & Demographic Source: CoStar



*Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.



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