

# 4,814 SF FREESTANDING BUILDING

With **Secure Yard** In South Phoenix

**AVAILABLE  
FOR LEASE**

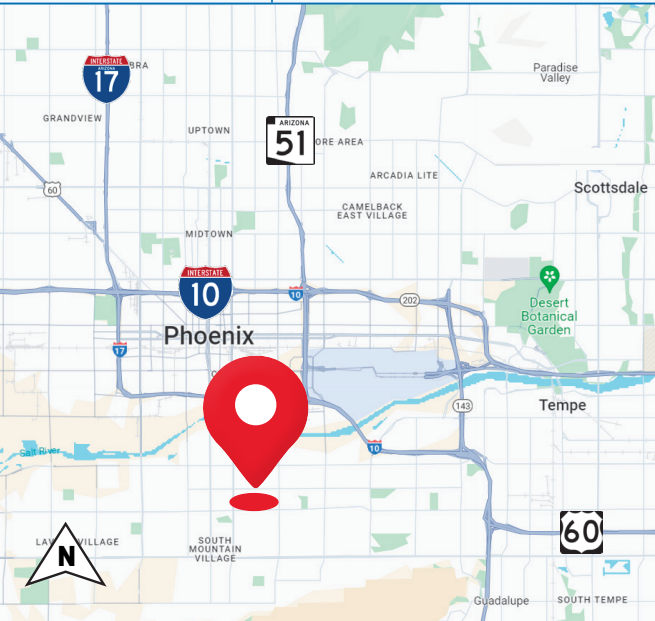
**ADDRESS:** 1612 E. Southern Avenue  
Phoenix Arizona 85040

**LEASE RATE:** Contact Agent for Pricing

**BUILDING SIZE:** 4,814 SF

**LOT SIZE:** 14,712 SF

**AVAILABILITY:** April 1, 2024



**ORION**   
INVESTMENT REAL ESTATE



ZONED C-2,  
CITY OF PHOENIX



JUST 4 MILES AWAY  
FROM SKY HARBOR  
INTERNATIONAL AIRPORT

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**ICRE**





# 4,814 SF FREESTANDING BUILDING *with Secure Yard*

**DOWNTOWN PHOENIX**  
±5 MILES AWAY

**16<sup>TH</sup> STREET**

**SOUTHERN AVENUE**





# PROPERTY FEATURES & HIGHLIGHTS

- Freestanding Retail Building with Secure Yard
- Just 2.5 Miles South of I-17 & I-10 Freeways
- Only 10 Minutes Away from Sky Harbor International Airport
- Zoned C-2, City of Phoenix

**GREAT VISIBILITY ON SOUTHERN AVENUE WITH BUILDING & MONUMENT SIGNAGE**





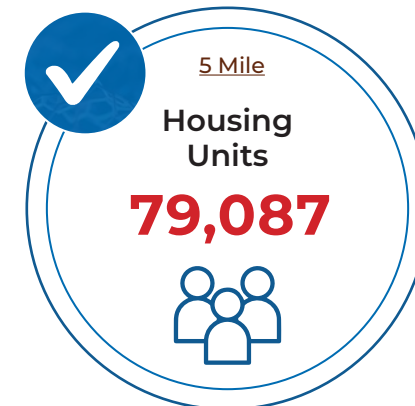
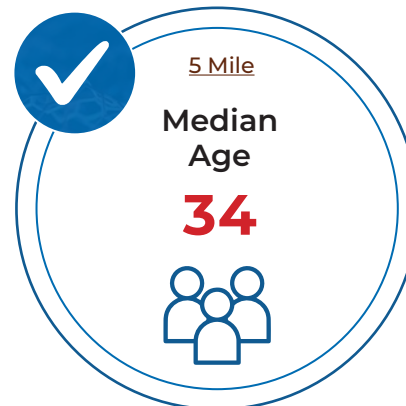
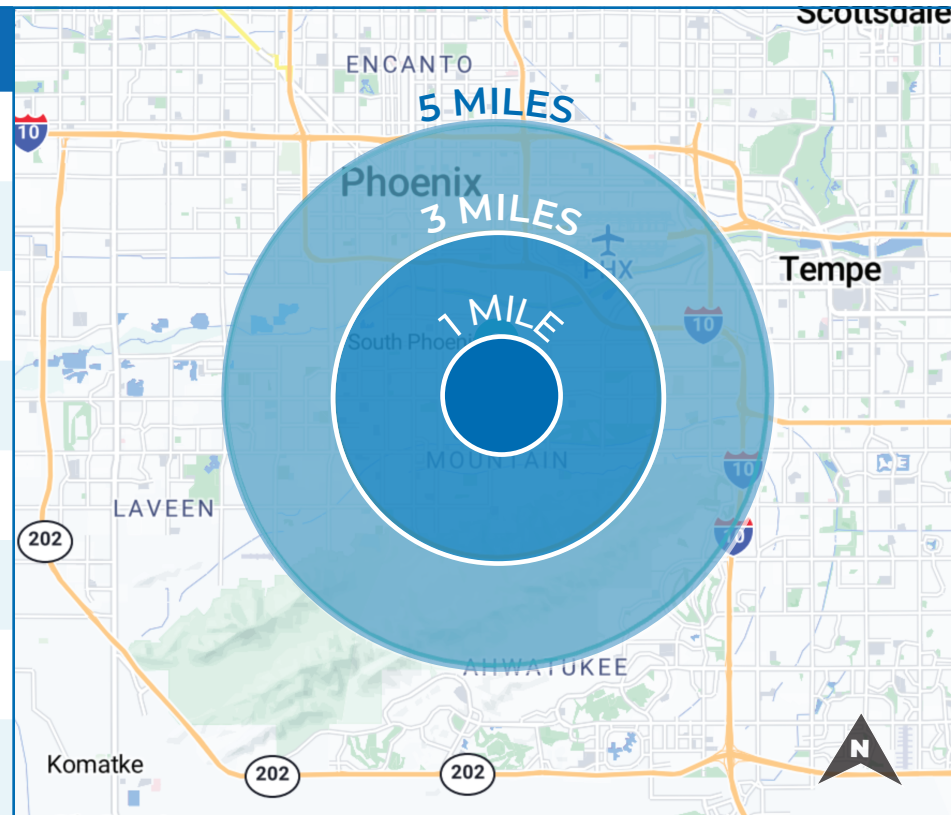
# INTERIOR BUILDING PHOTOS





# AREA DEMOGRAPHICS

2024 SUMMARY (AlphaMap)	1 Mile	3 Mile	5 Mile
Daytime Population:	39,051	220,332	<b>614,890</b>
Estimated Population:	21,174	95,434	217,099
2029 Proj. Residential Population:	21,884	99,732	227,698
Average Household Income:	\$279,300	\$339,300	<b>\$346,400</b>
Total Consumer Expenditure:	\$265M	\$1B	\$3B
Median Age:	33	33	<b>34</b>
Total Households:	6,618	30,144	72,890
Housing Units:	6,992	32,135	<b>79,087</b>





# FREESTANDING BUILDING WITH SECURE YARD



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.