

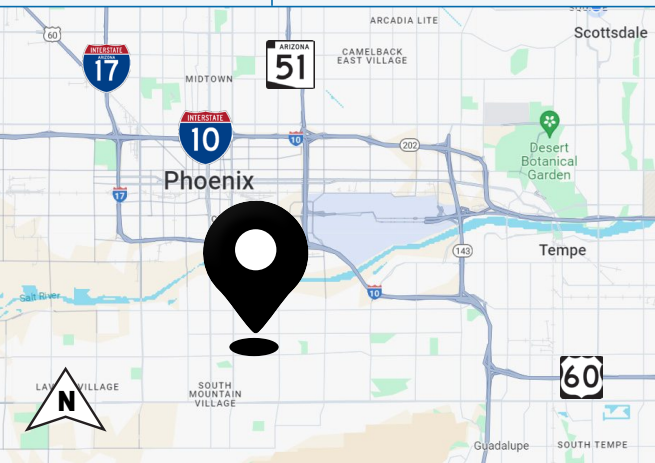
FOR SALE & LEASE

4,814 SF FREESTANDING BUILDING

With *Secure Yard* In South Phoenix



ADDRESS:	1612 E. Southern Avenue Phoenix Arizona 85040
SALE PRICE:	\$850,000 (\$176.56 PSF)
LEASE PRICE:	Contact Agent
BUILDING SIZE:	4,814 SF
LOT SIZE:	14,712 SF



ZONED C-2,
CITY OF PHOENIX



JUST 4 MILES AWAY
FROM SKY HARBOR
INTERNATIONAL AIRPORT

MICHAEL DOUGLAS
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4,814 SF FREESTANDING BUILDING *with Secure Yard*

DOWNTOWN PHOENIX
±5 MILES AWAY

16TH STREET

SOUTHERN AVENUE



PROPERTY FEATURES & HIGHLIGHTS

- Asking Sale Price: \$850,000 (\$176.56 PSF) – priced below replacement cost!
- Lease Price: Contact Agent
- Zoned C-2, City of Phoenix
- Minutes from I-10, I-17, and Sky Harbor Airport
- Secure gated yard — perfect for contractors, service businesses, or users needing outdoor storage
- High-Impact Visibility and Signage Along Southern Avenue's Busy Corridor

HIGH-IMPACT VISIBILITY AND SIGNAGE ALONG SOUTHERN AVENUE'S BUSY CORRIDOR

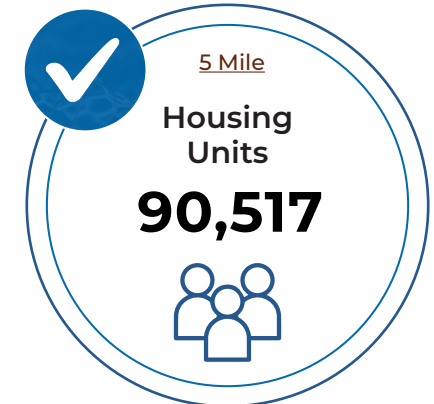
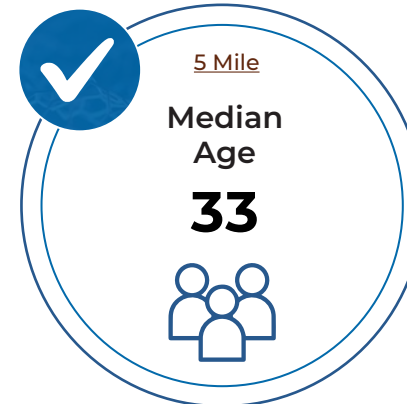
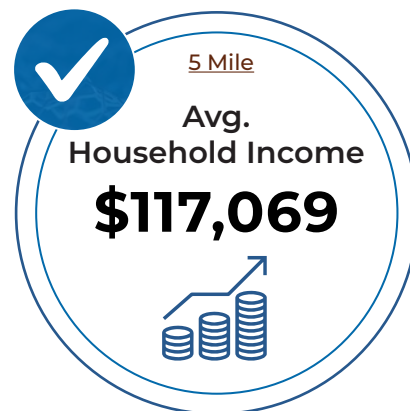
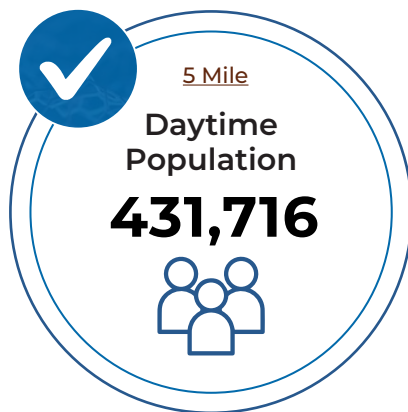
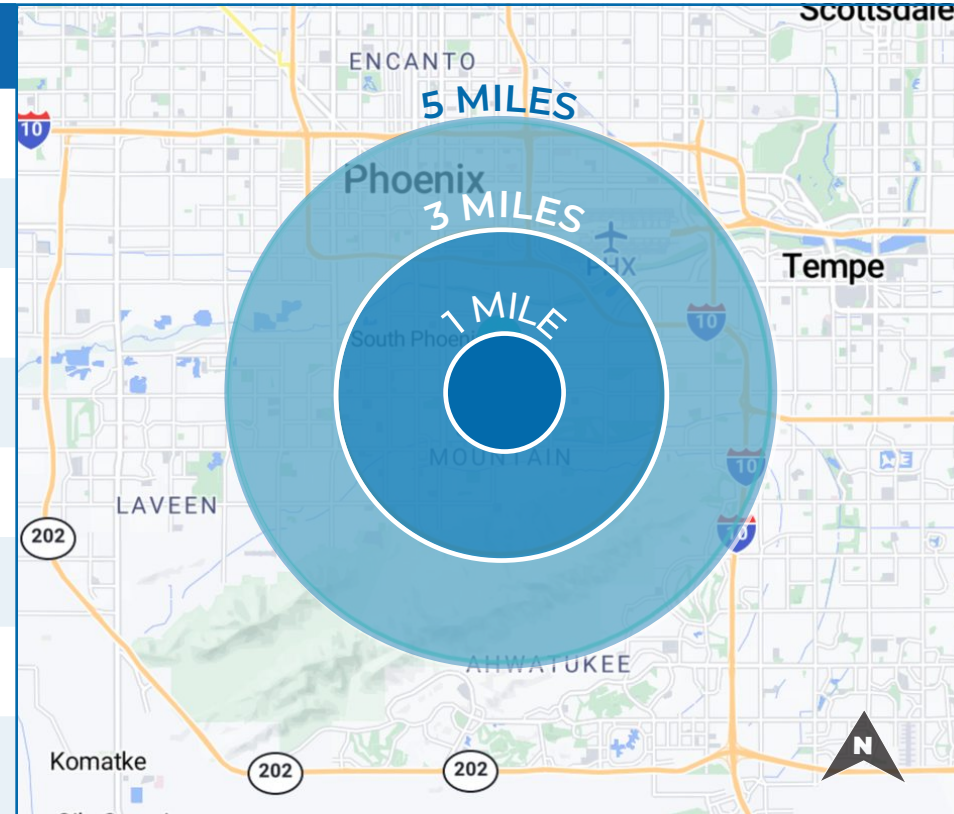


INTERIOR BUILDING PHOTOS



AREA DEMOGRAPHICS

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	24,282	156,711	431,716
Estimated Population:	20,924	98,432	237,616
2029 Proj. Residential Population:	21,884	99,732	227,698
Average Household Income:	\$107,016	\$114,643	\$117,069
Total Consumer Expenditure:	\$661.18M	\$3.1B	\$7.58B
Median Age:	32	32	33
Total Households:	6,788	31,899	81,997
Housing Units:	7,410	34,912	90,517



FOR SALE & LEASE: 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.