



1137 WEST MCDOWELL ROAD

PHOENIX, ARIZONA 85007

+/- 1,732 Square Foot Office/Medical Building

\$3,150/Month, Modified Gross

R-5 Zoning

Freestanding Building with McDowell Road Frontage

Recently Renovated Interior

Five Offices, Lobby, Conference Room, and Bullpen

Ample Parking

Located E/NEC McDowell Road & 15th Avenue

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	32.4	31.3	31.6
POPULATION:	11,722	73,775	356,593
AVERAGE HH INCOME:	\$60,543	\$71,540	\$89,902

TRAFFIC COUNTS	VPD
W MCDOWELL RD:	20,818
S 15TH AVENUE:	10,291

YEAR BUILT 1941 (Renovated 2017)

LOT SIZE 0.17 AC

ZONING R-5, Phoenix

PARCEL NUMBER 111-19-131

Matt Harper, CCIM

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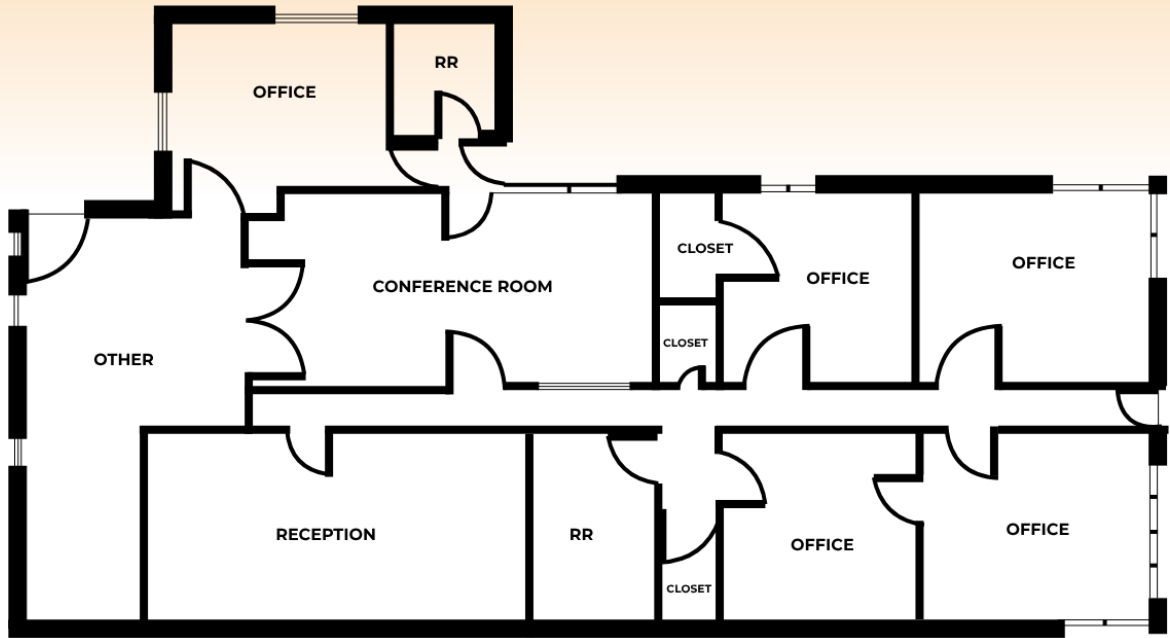
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