

3321
E. Atlanta
Avenue
PHOENIX | ARIZONA



± 12,000 SF WITH PAVED/FENCED YARD FOR SALE

FOR MORE INFORMATION, CONTACT:

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

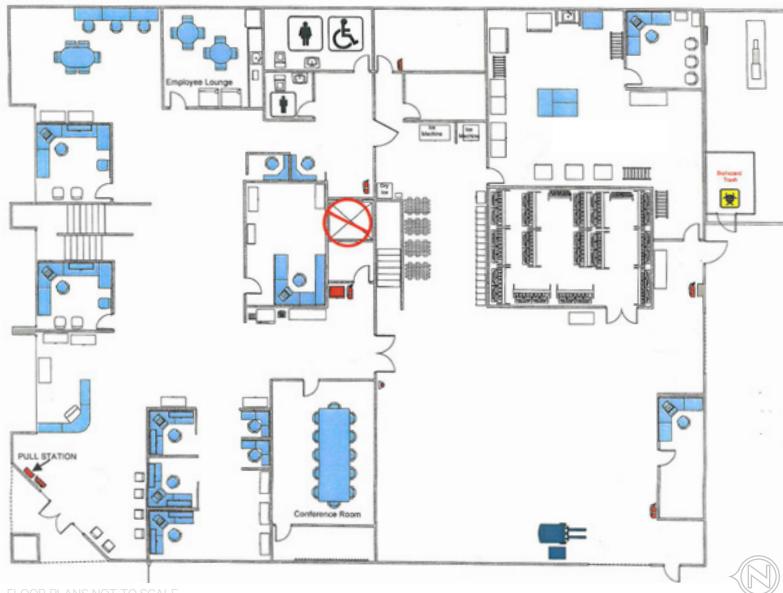
- ±12,000 SF Total SF
- ±39,634 SF Lot
- Large Fenced Yard
- ±8,500 SF Office
- ±3,500 SF Warehouse
- ±2,390 SF Mezzanine
- 100% Air Conditioned
- Clear Height ±20'
- Truck Loading ±10' x ±14' and ±12' x ±14' Doors; Truckwell with Leveler
- Heavy Power
- 58 Parking Spaces



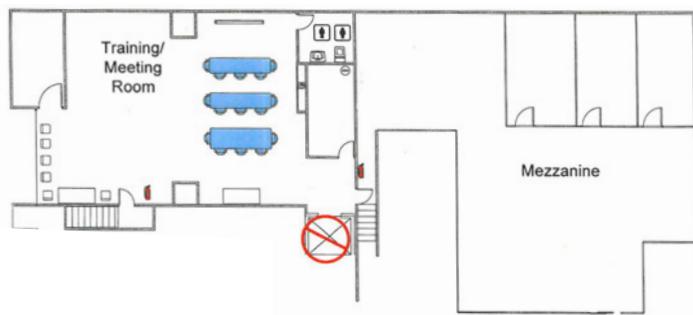
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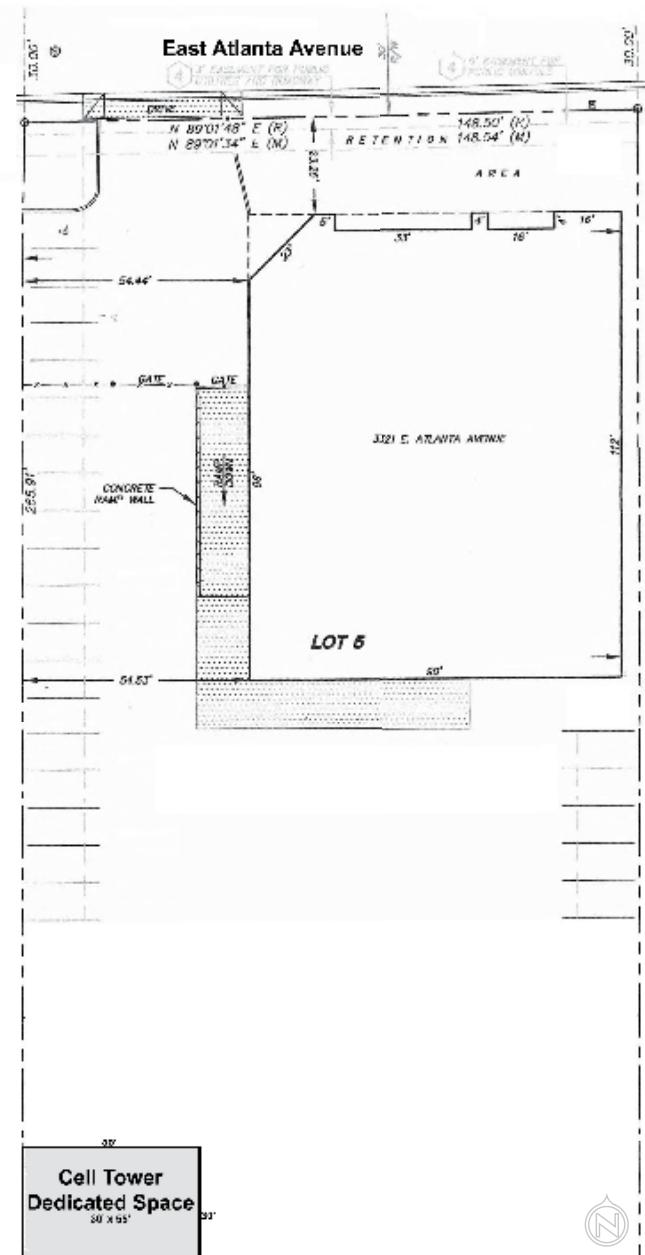
FIRST FLOOR



SECOND FLOOR



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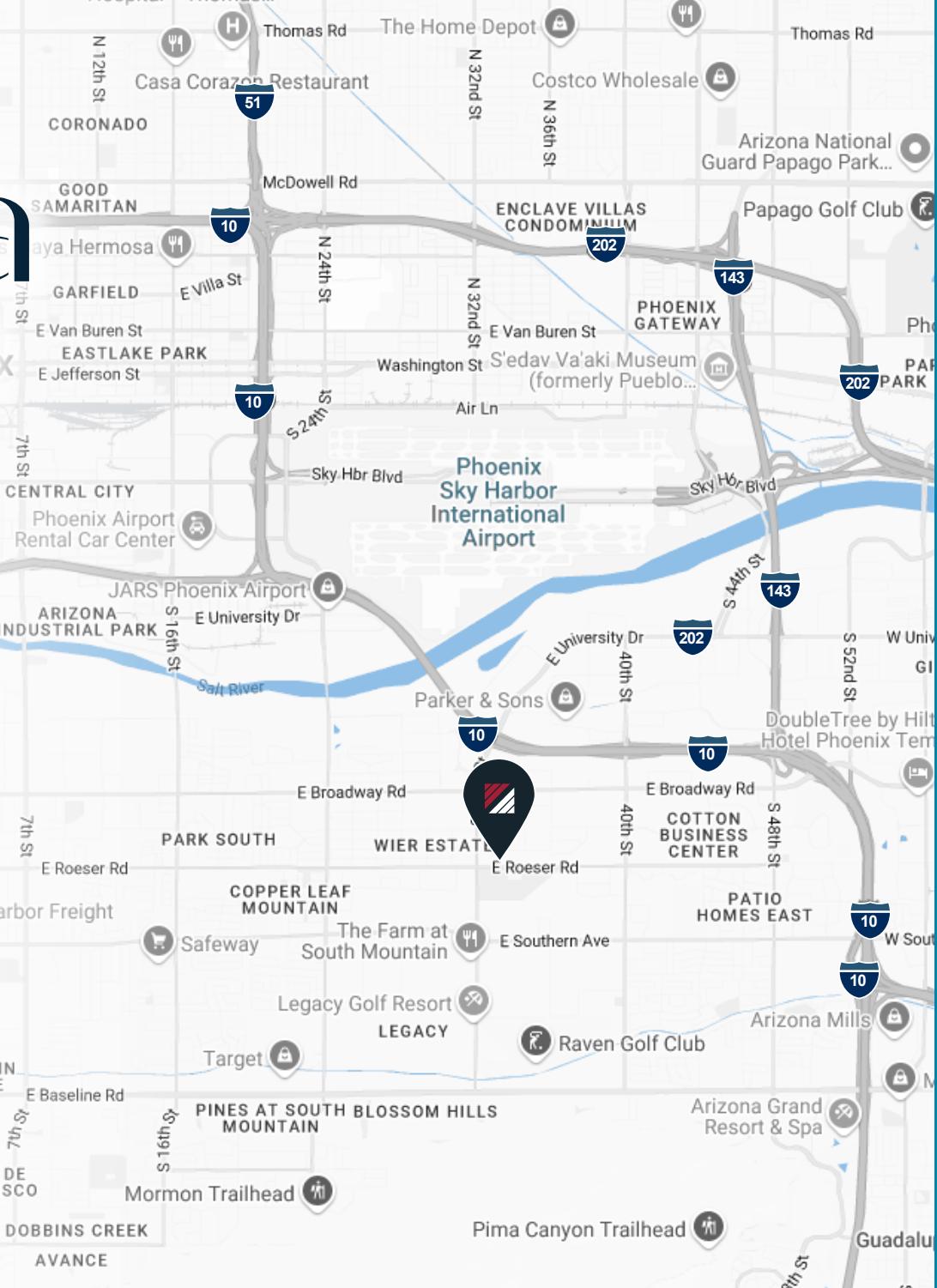
*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

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| DEMOGRAPHICS | 3 MI. | 5 MI. | 10 MI. |
|--|----------|----------|-----------|
| 2020 Population | 65,841 | 268,207 | 1,057,352 |
| 2024 Population | 66,281 | 277,907 | 1,098,316 |
| 2029 Population Projection | 71,523 | 300,996 | 1,191,136 |
| Avg Household Income | \$81,255 | \$76,257 | \$92,550 |
| Median Household Income | \$64,338 | \$58,500 | \$68,470 |
| Total Specified Consumer Spending (\$) | \$696.4M | \$2.9B | \$13.7B |

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