

±2,970 SF OFFICE BUILDING FOR SALE – TEMPE
410 - 412 E SOUTHERN AVE | TEMPE, AZ 85282



**PRIVATE
BACKYARD**

FOR SALE

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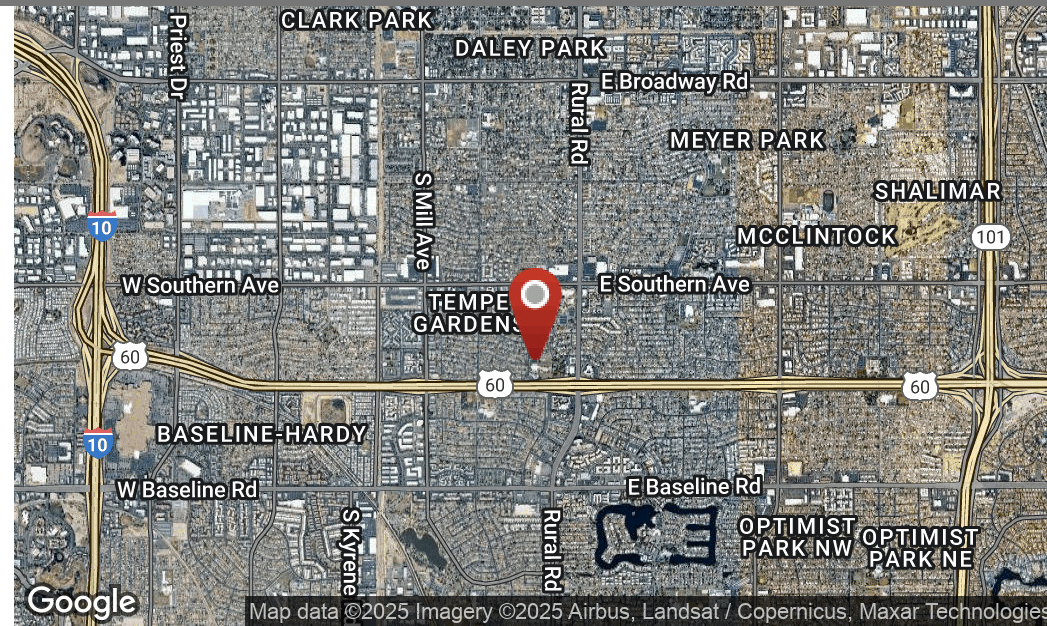
R.O.I. Properties
3333 E Camelback Rd., Ste 252
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±2,970 SF SINGLE STORY OFFICE FOR SALE WITH PRIVATE YARD

410 - 412 E SOUTHERN AVE, TEMPE, AZ 85282

FOR SALE



OFFERING SUMMARY

Sale Price:	\$882,050
Price / SF:	\$295/SF
Building Size:	2,970 SF
Zoning:	RO
Year Built:	1981

PROPERTY OVERVIEW

The opportunity includes two contiguous office condos, with a total area of about 2,970 square feet. The space is designed for general office or light medical use and includes five large offices, two spacious meeting or group training rooms, a break room, and two entry and waiting areas. The location offers strong access to nearby opportunities, with close distance to Arizona State University and major roads / highways that allow for easy travel across the area.

PROPERTY HIGHLIGHTS

- Two connected office units totaling 2,970 SF with offices, meeting rooms, large group rooms, and private backyard
- Near Arizona State University with strong access to local resources.
- Quick access to major highways for easy travel across the Valley; 16 Dedicated Parking Spaces

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VERSATILE FLOORPLAN - PRIVATE BACKYARD

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LARGE OFFICE, TWO-WAY GLASS, AND BACKYARD

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CLOSE TO SKY HARBOR, INTERSTATE 10, AND ARIZONA STATE UNIVERSITY

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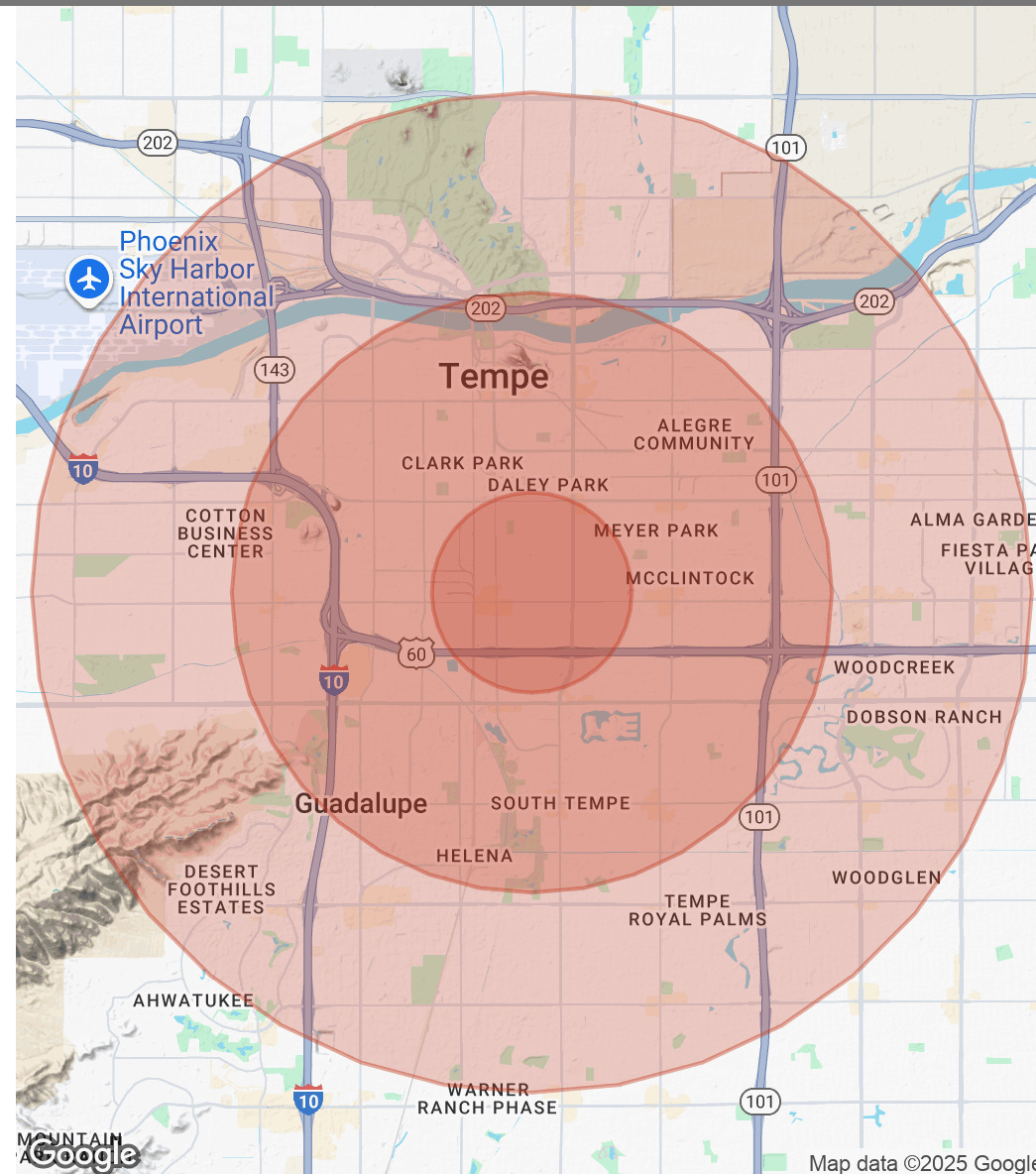
DEMOGRAPHIC SUMMARY

410 - 412 E SOUTHERN AVE, TEMPE, AZ 85282

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,799	162,356	361,869
Average Age	36	35	37
Average Age (Male)	35	34	36
Average Age (Female)	37	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,482	66,813	151,096
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$92,955	\$87,978	\$97,398
Average House Value	\$449,571	\$412,029	\$421,121



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