

# FOR SALE

7115 N 55TH AVE | GLENDALE, AZ 85301



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COMMERCIAL REAL ESTATE



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# PROPERTY DETAILS

LISTING ADDRESS	7115 N 55TH AVE GLENDALE, AZ 85301
ASKING PRICE	\$410,000
BUILDING SIZE	±1,457 SF
LOT SIZE	±6,930 SF
ZONING	GCO - Glendale Centerline Overlay
PARCEL	147-17-002

# PROPERTY HIGHLIGHTS

- Open layout with two private offices, kitchen, and two restrooms
- New Roof and HVAC (2023)
- Playground with shade structure outside
- Ideal for a daycare, preschool or office
- Solar panels (2023) owned
- Great access to downtown Glendale
- Laundry hookups, extra power, vaulted ceiling



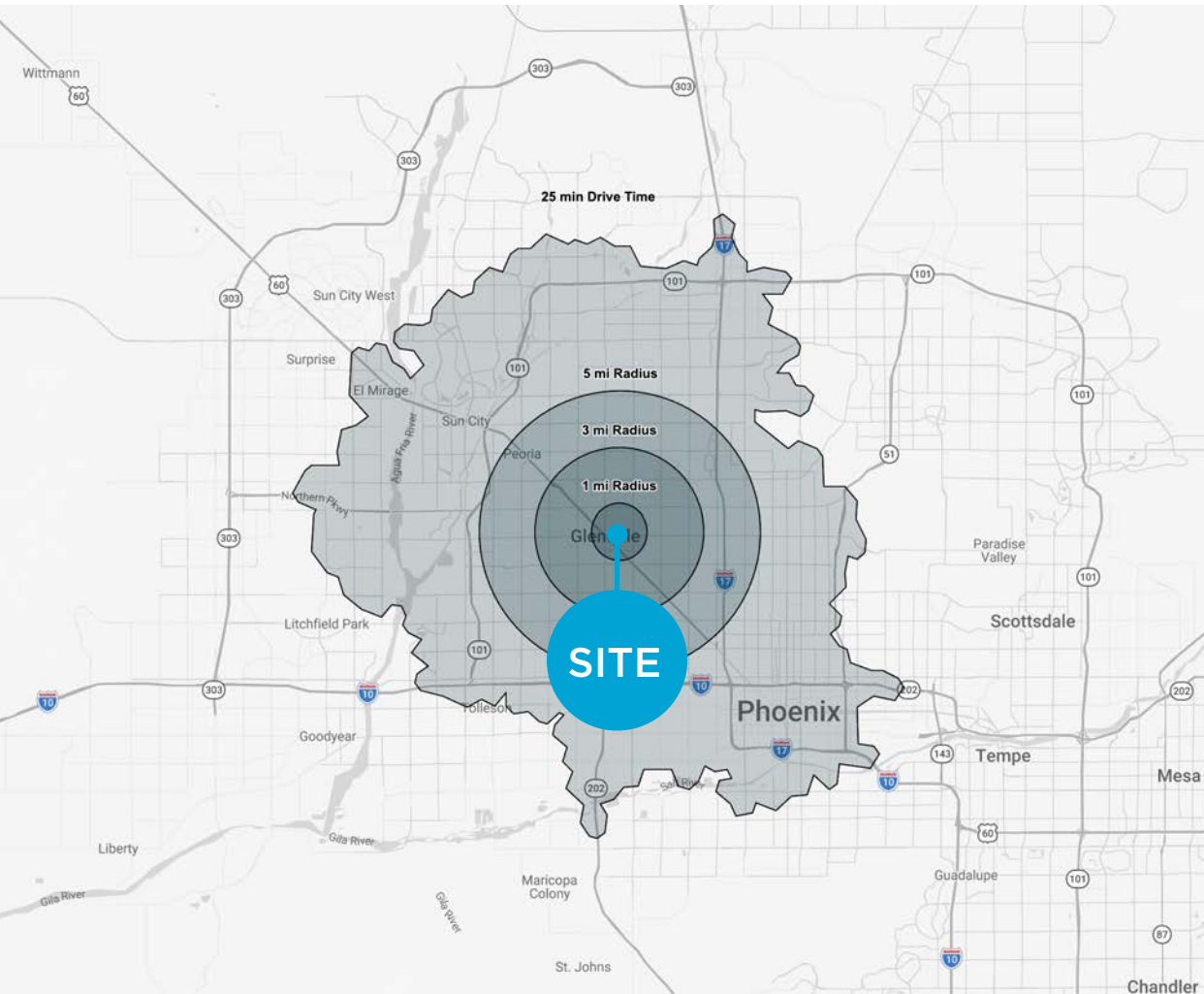
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# INTERIOR PHOTOS



INTERIOR PHOTOS

# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	17,079	197,051	533,162
2029	16,630	189,312	516,286

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,317	65,812	175,347
2029	6,261	64,518	173,868

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$65,020	\$80,658	\$86,534

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	5,710	35,282	116,959

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	837	4,959	14,707

# LEVROSE

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WORLDWIDE  
REAL ESTATE SERVICES

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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