



FOR SALE OR LEASE | RETAIL - OFFICE - SERVICE

32ND ST CORNER PROPERTY

17648 N 32nd St, Phoenix, AZ 85032

TJ Zaharis Partner & Designated Broker / 480.610.2400 / tj@coberealestate.com

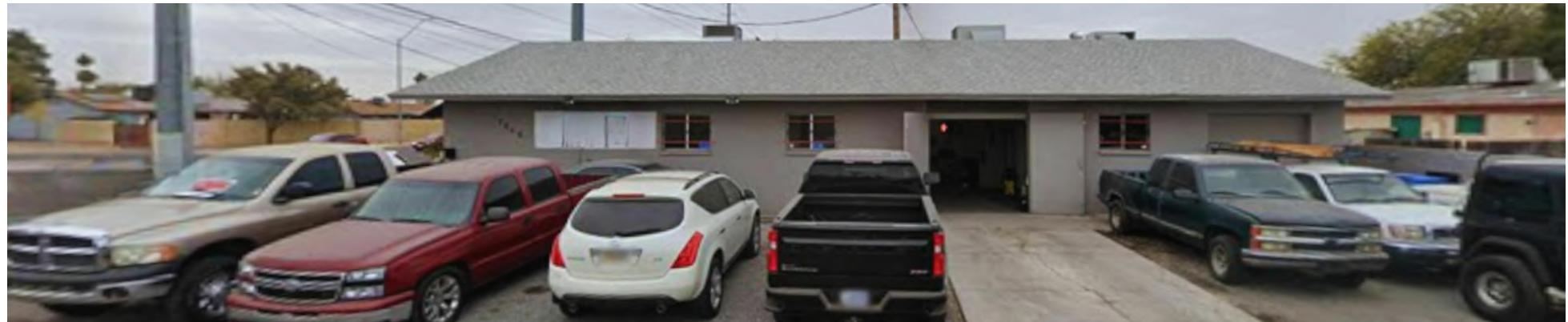
Noah Branham Advisor / 480.610.2400 / noah@coberealestate.com



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PROPERTY SUMMARY

Available SF:	2,304 SF
Sales Price:	\$850,000
Lease Rate:	\$4,500.00 per month (NNN)
Lot Size:	0.14 Acres
Building Size:	2,304 SF
Building Class:	C
Year Built:	1981
Zoning:	C-3
Cross Streets:	32nd St/St. John Rd

PROPERTY OVERVIEW

Freestanding 2,304 SF commercial building on N 32nd St. Property includes building signage, ample visibility, and flexible zoning suitable for a variety of user types. Triple-net lease structure at \$4,500/month NNN.

PROPERTY HIGHLIGHTS

- 2,304 SF Standalone Building with Signage Available
- \$4,500/month NNN
- 1 Mile from AZ-51
- 6,055 SF Lot
- Strong Visibility on N 32nd St
- Flexible Layout

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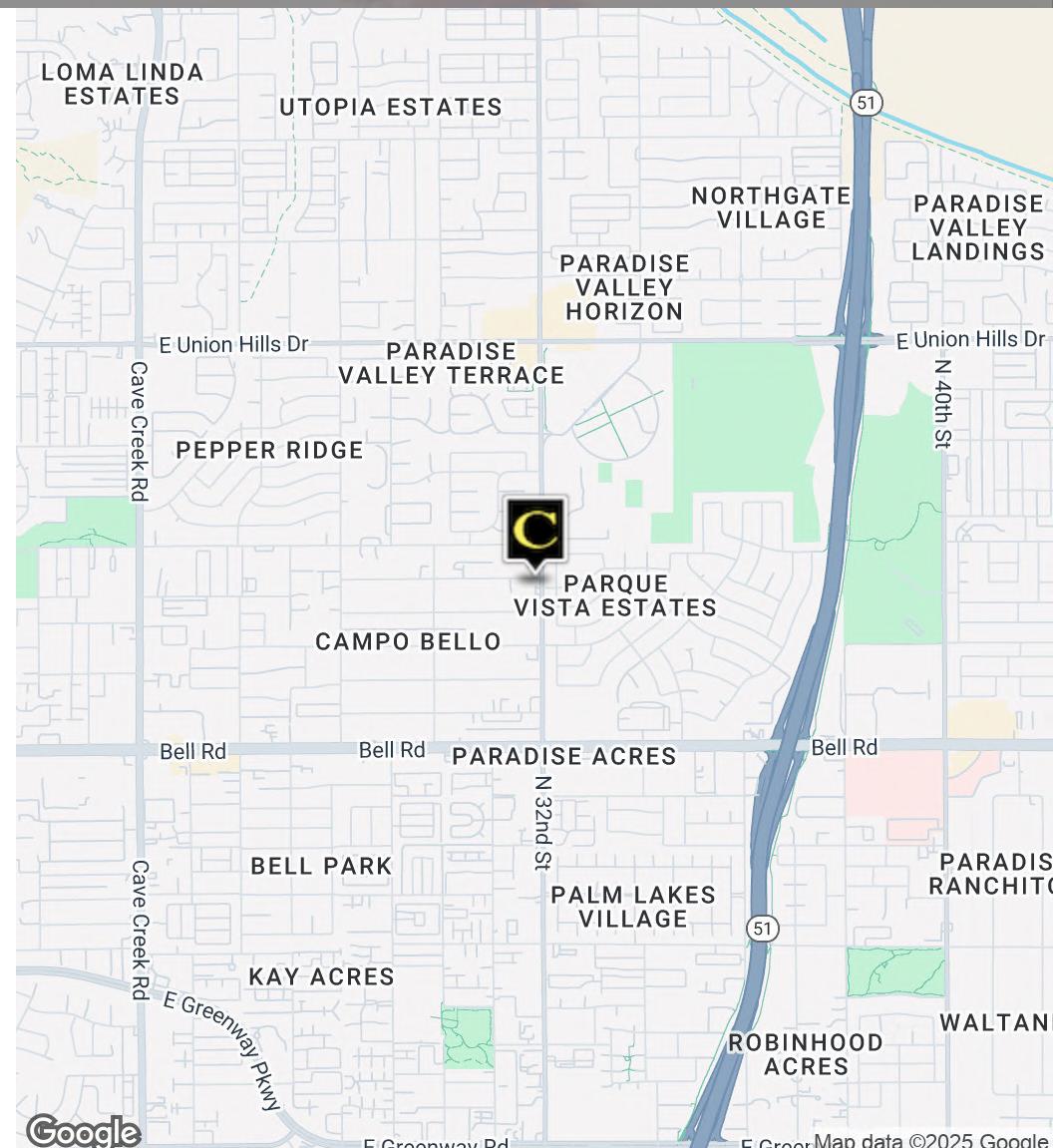
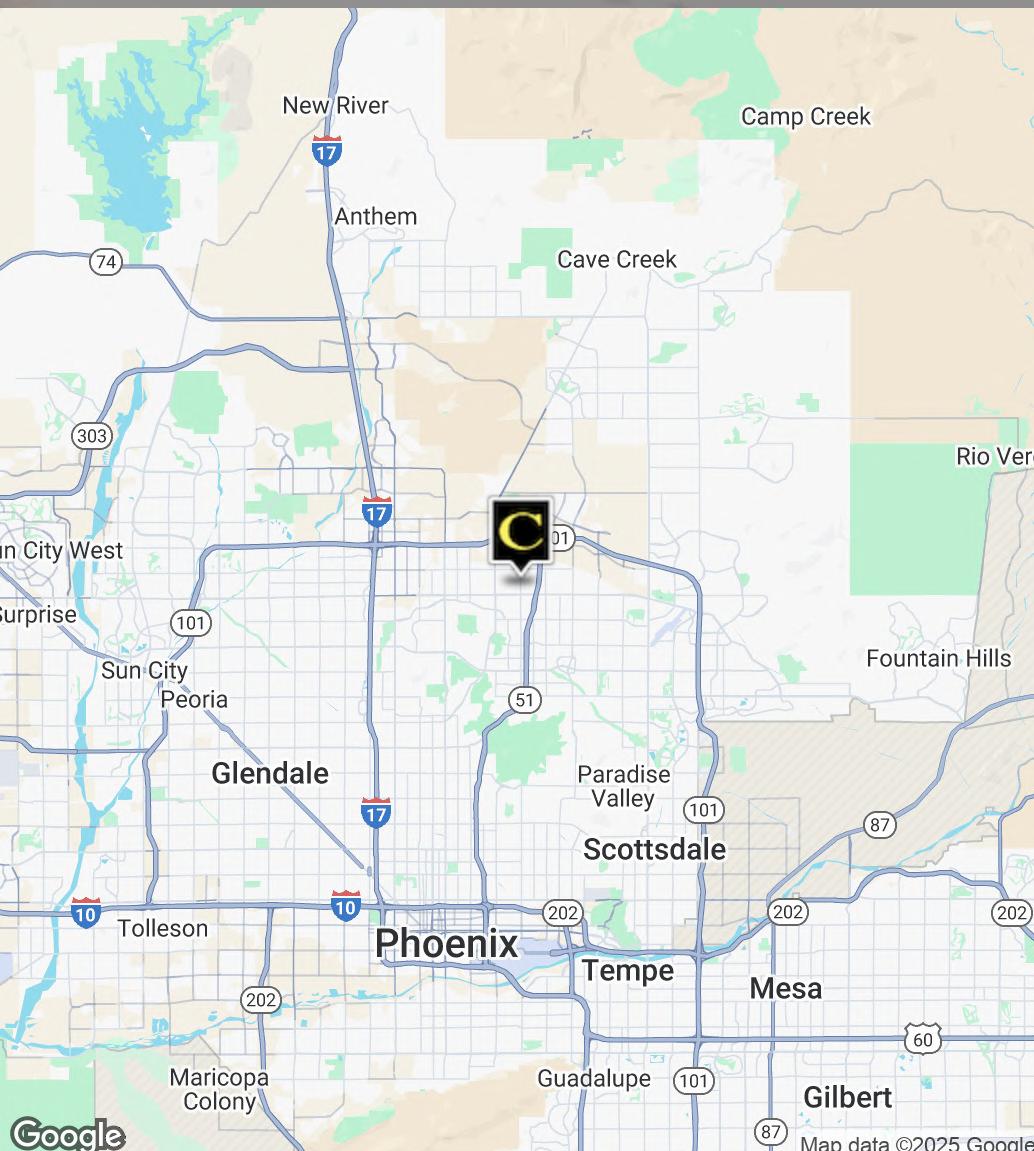
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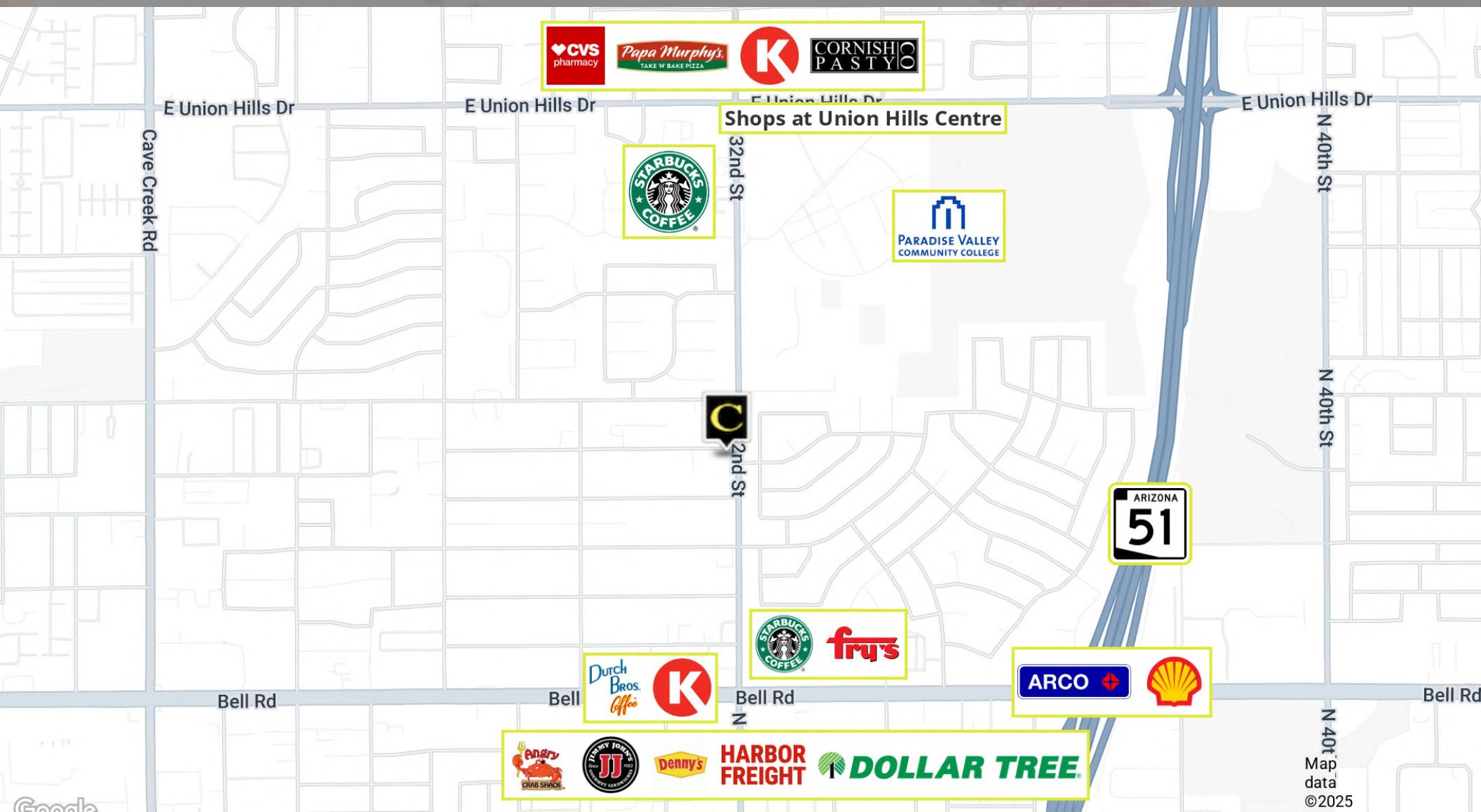
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POPULATION

	1 MILE	3 MILES	5 MILES
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Total Population 18,055 138,242 283,227

Average Age 39 40 41

Average Age (Male) 38 39 40

Average Age (Female) 40 41 42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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Total Households 6,965 56,725 117,482

of Persons per HH 2.6 2.4 2.4

Average HH Income \$84,315 \$112,403 \$122,635

Average House Value \$341,366 \$483,283 \$524,558

Demographics data derived from AlphaMap

