

FOR SALE | 22,593 SF BUILDING  
FORMER PEP BOYS



## FOR SALE

### PROPERTY OVERVIEW

Property Group USA is pleased to present the opportunity to acquire this freestanding former Pep Boys Auto-shop building, prominently located in Phoenix, AZ. This 22,593 SF building is well-suited for retail with its ideal location at lighted intersection.

### PROPERTY SNAPSHOT

**ADDRESS:** 2424 E. McDowell Rd Phoenix, AZ 85008

**BUILDING SIZE:** 22,593 SF

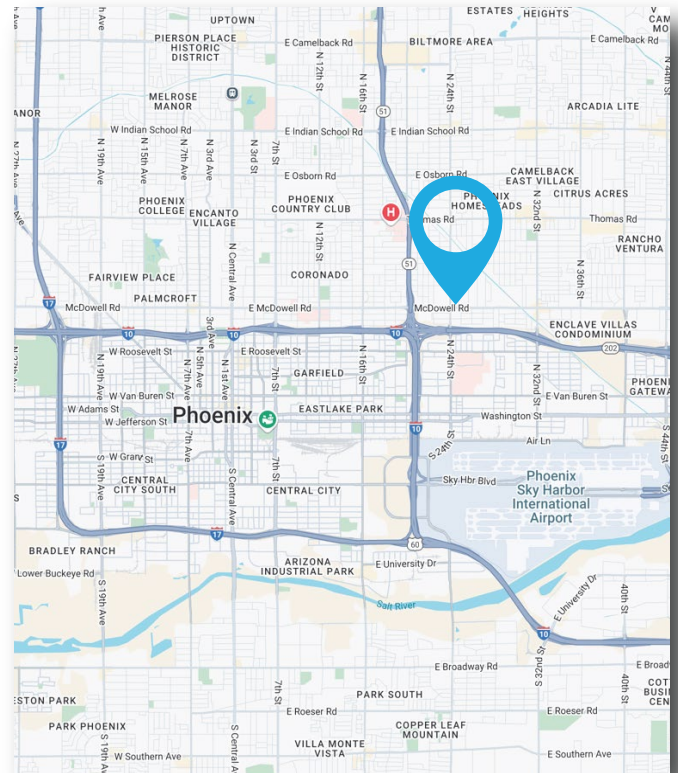
**PARCEL SIZE:** ± 1.59 AC

**ZONING:** Commercial

**SALE PRICE:** \*Inquire for price

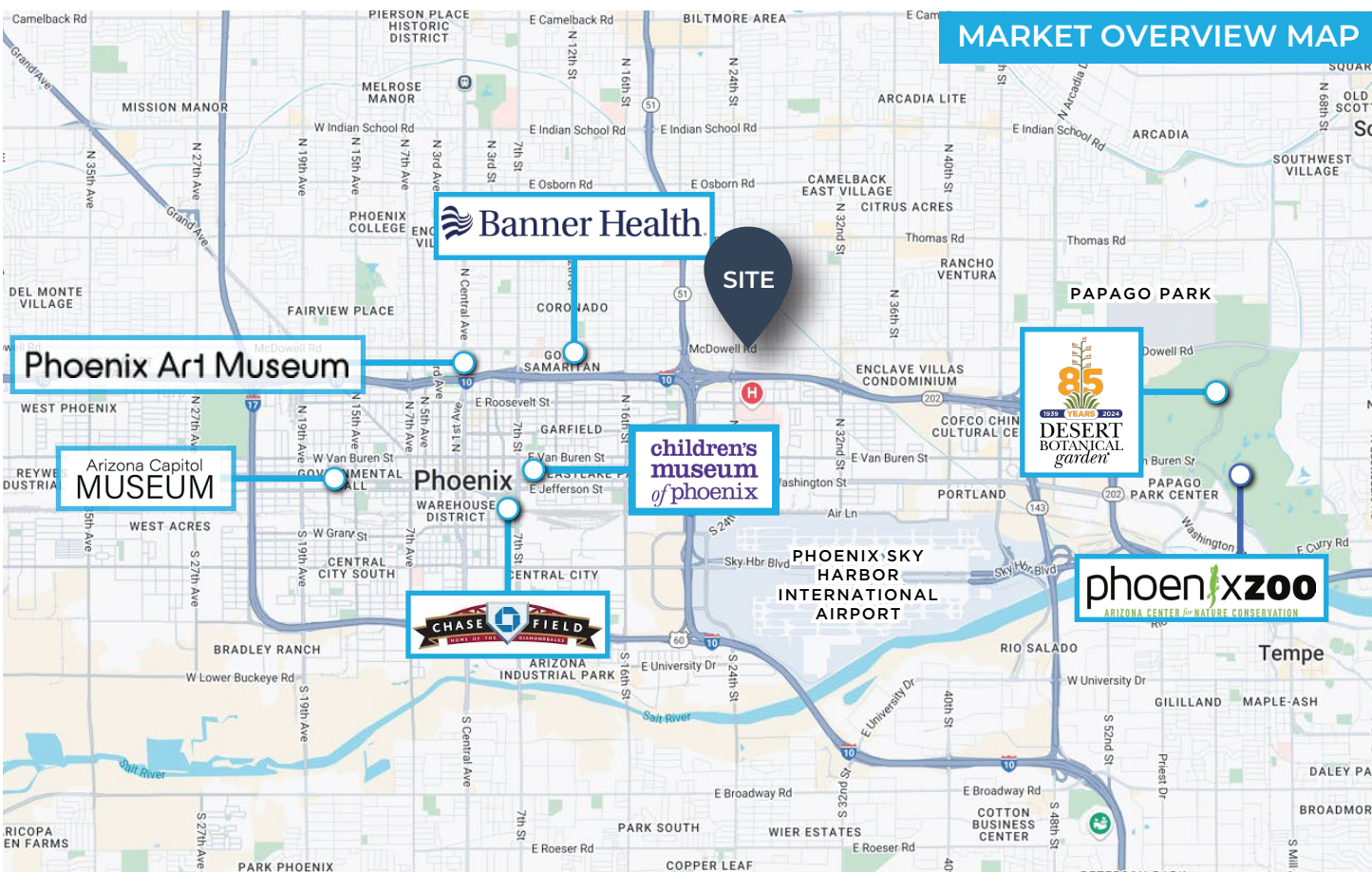
**HIGHLIGHTS:**

- Good road frontage
- Located at lighted intersection
- Former Autoshop





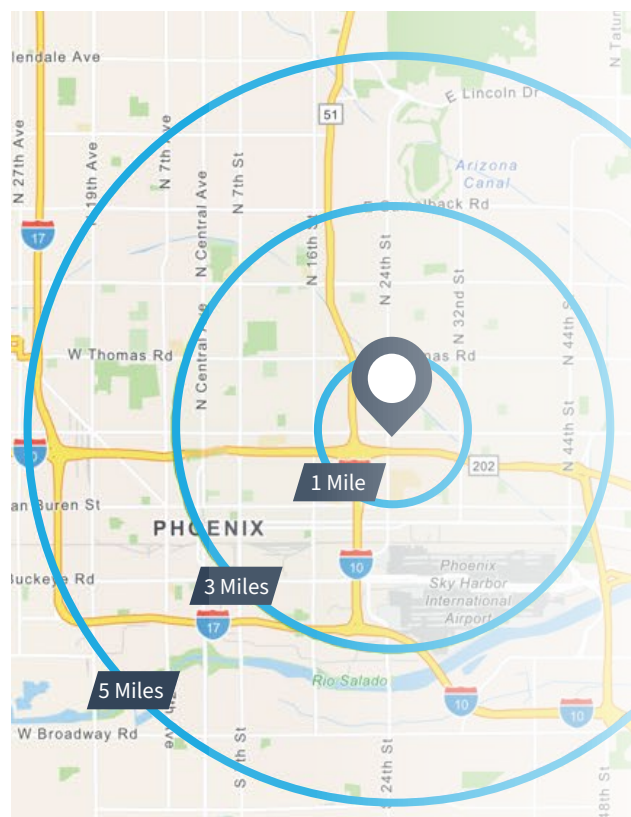
PROPERTY AERIAL





## AREA OVERVIEW

Phoenix, Arizona, is the fifth-largest city in the U.S., known for its sunny climate, desert landscapes, and booming economy. With major industries in healthcare, finance, and technology, it offers ample job opportunities and an affordable cost of living compared to other large cities. Its real estate market is growing, with diverse housing options from urban high-rises to suburban communities. The city is home to top educational institutions, a vibrant arts scene, and professional sports teams. Outdoor enthusiasts enjoy hiking, golfing, and exploring nearby natural attractions like Camelback Mountain and the Grand Canyon. Phoenix has a well-connected freeway system, public transit options, and Phoenix Sky Harbor International Airport for travel. Offering a blend of economic growth, cultural experiences, and outdoor recreation, Phoenix is a dynamic and rapidly expanding metropolitan hub.



## DEMOGRAPHICS

2024 Summary	1 MILE	3 MILES	5 MILES
Population	24,120	152,718	316,737
Households	7,798	67,141	139,771
Families	4,926	30,264	65,677
Average Household Size	2.93	2.20	2.21
Owner Occupied Housing Units	3,247	24,571	57,209
Renter Occupied Housing Units	4,551	42,570	82,562
Median Age	32.5	34.1	34.9
Median Household Income	\$52,300	\$67,523	\$69,189
Average Household Income	\$65,682	\$97,750	\$105,158
Projected 2029 Summary	1 MILE	3 MILES	5 MILES
Population	24,734	164,507	334,876
Households	8,204	75,089	152,178
Families	5,163	32,787	70,032
Average Household Size	2.86	2.13	2.15
Owner Occupied Housing Units	3,619	27,437	63,032
Renter Occupied Housing Units	4,585	47,652	89,146
Median Age	32.9	35.2	36.4
Median Household Income	\$60,518	\$81,899	\$82,859
Average Household Income	\$80,256	\$115,505	\$122,243