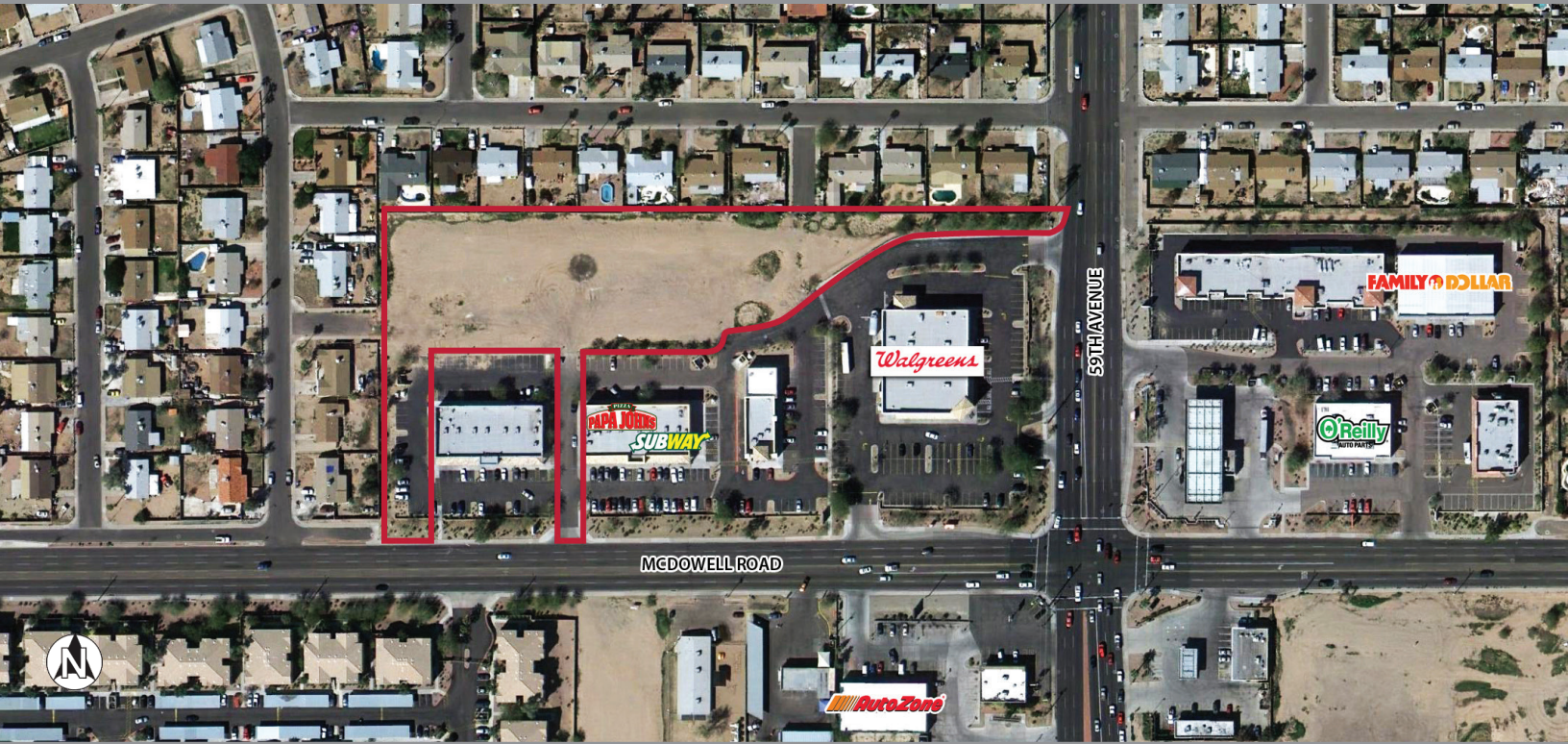


59th & McDowell

59th Ave. & McDowell Rd.
Phoenix, AZ 85035
Maricopa County



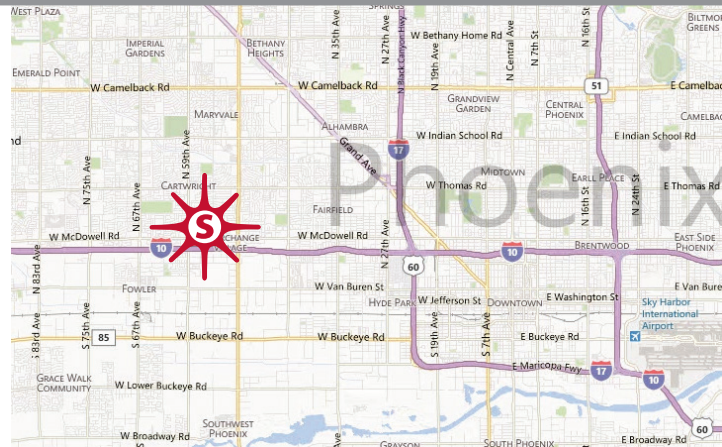
key features

- vacant parcel surrounded by well-performing tenants such as Walgreens, Subway, AutoZone, and Papa John's
- perfect location for office, storage use, retail, or multifamily
- zoned C2
- daily traffic counts: 51,042 on 59th Ave. and 29,899 on McDowell Rd.

demographics

	1 mile	3 miles	5 miles
population	28,271	167,082	409,203
households	7,602	44,906	110,830
avg. household income	\$86,632	\$88,885	\$86,122
daytime population	8,894	88,244	225,117

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



land for sale/lease/build-to-suit ±2.86 ac

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