

#### **Brent Mallonee**

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# PROPERTY HIGHLIGHTS

#### **Property Features**

- High average household incomes of \$123,269 in a 3 mile radius
- Located along 24th Street with over ±29,660 VPD
- Densely populated trade area with over 321,000 residents in a 5-mile radius
- Approximately half a mile from US-51 with over 183,797 VPD (ESRI)
- Employee/Daytime population of over 542,000 within a 5 mile radius

### **Property Summary**

Address: 2939 N 24th St, Phoenix, AZ 85016

Building Size: ±2,520 SF

Lot Size: ±0.42 AC; ±18,088 SF

Zoning: C-2; City of Phoenix

APN: 119-16-105A

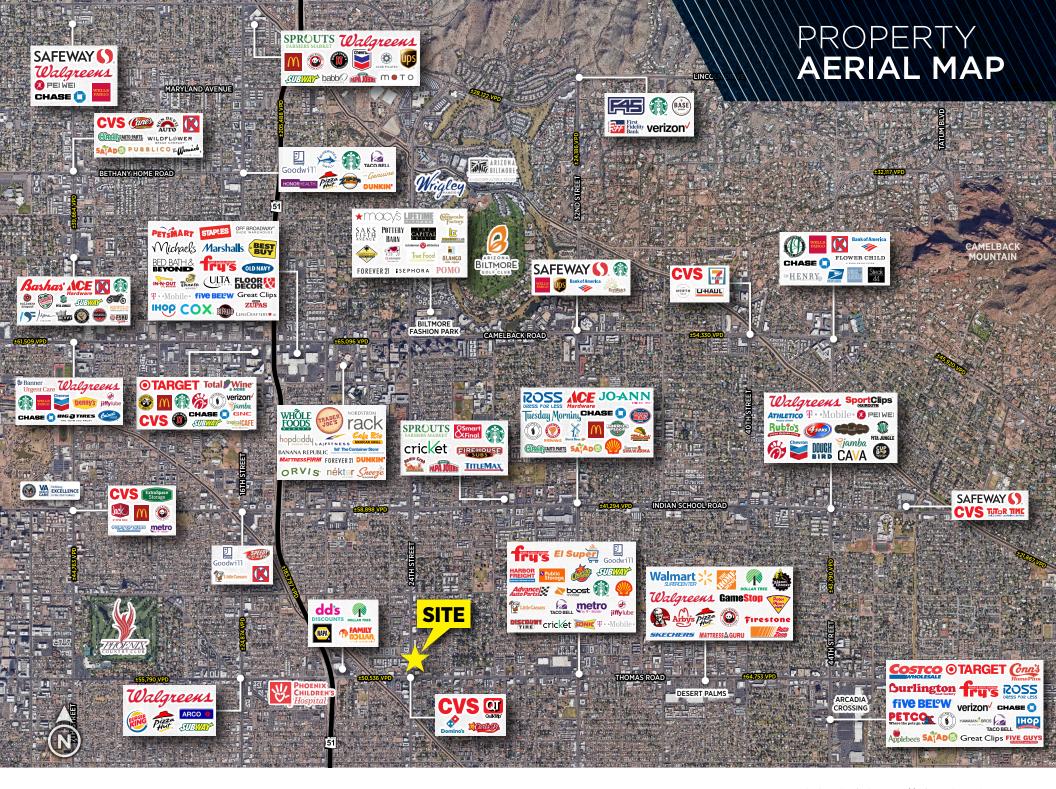
## **Demographics:** \*ESRI 2025

|  | 1 MILE   | 3 MILES   | 5 MILES   |
|--|----------|-----------|-----------|
| Population<br>ທີ່ຈໍທີ່ຈໍທີ່ຈໍ<br>ທີ່ຈໍທີ່ຈໍທີ່ຈໍ | 21,035   | 168,680   | 321,258   |
| Average Household Income                         | \$99,494 | \$118,706 | \$123,269 |
| Daytime Population                               | 22,171   | 259,672   | 542,665   |
| Households                                       | 8,009    | 77,142    | 145,455   |

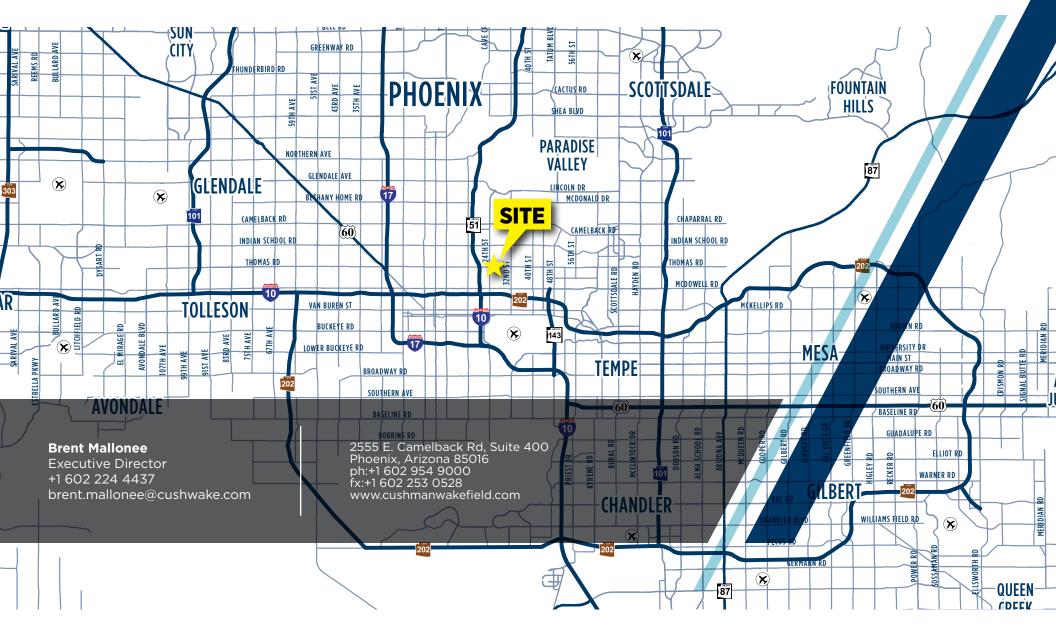
#### Traffic Counts: \*ADOT

| NORTH ON 24TH STREET | ±34,815 VPD |
|----------------------|-------------|
| SOUTH ON 24TH STREET | ±28,500 VPD |
| EAST ON THOMAS ROAD  | ±42,809 VPD |
| WEST ON THOMAS ROAD  | ±50,536 VPD |









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