

# PROPERTY IS FOR SALE OR FOR LEASE

8655 S PRIEST DR | TEMPE, AZ 85284

## SALE PRICE

- \$1,595,000

## LEASE PRICE

- \$28/SF NNN
- NNN- \$6.55/SF

## KEY HIGHLIGHTS

- One-Story Office Building
- Building Size: 4,064 SF
- Property Type: Office
- Building Signage
- 26 Parking Spaces, Covered parking
- Close to a lot of shopping centers and entertainment options
- Quick entry to I-10 Freeway

## DEMOGRAPHICS

|                               | 1-Mile    | 5-Mile    | 10-Mile   |
|-------------------------------|-----------|-----------|-----------|
| <b>Population</b>             |           |           |           |
| 2023 Total Population         | 7,937     | 240,979   | 908,836   |
| 2028 Population               | 8,264     | 241,400   | 919,802   |
| Pop Growth 2023 - 2028        | 4.12%     | 0.17%     | 1.21%     |
| <b>Households</b>             |           |           |           |
| 2023 Total Households         | 3,351     | 95,939    | 340,531   |
| HH Growth 2023 - 2028         | 3.31%     | 0.06%     | 1.19%     |
| <b>Household (HH) Incomes</b> |           |           |           |
| Median HH Income              | \$92,348  | \$80,733  | \$66,674  |
| Median Home Value             | \$413,554 | \$335,441 | \$306,252 |



## FOR MORE INFORMATION, PLEASE CONTACT

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AND PROPERTY MANAGEMENT  
XCD INTERNATIONAL LLC



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## FLOOR PLAN



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