

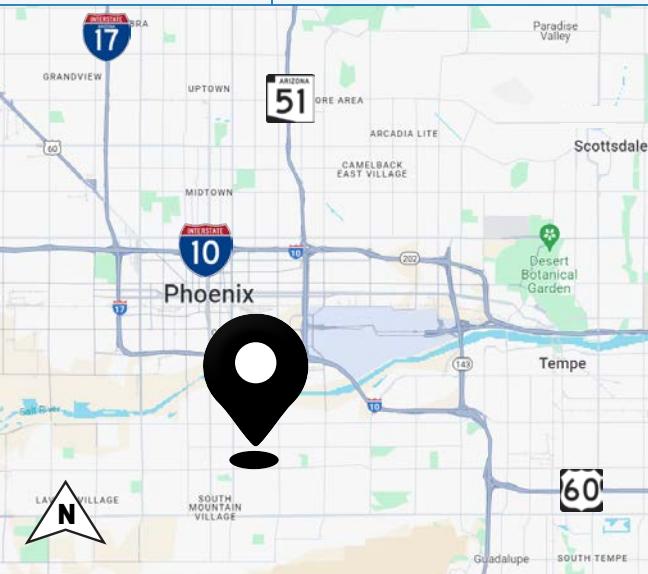
FOR SALE

4,814 SF FREESTANDING BUILDING

With Secure Yard In South Phoenix



ADDRESS:	1612 E. Southern Avenue Phoenix Arizona 85040
SALE PRICE:	\$850,000 (\$176.56 PSF)
BUILDING SIZE:	4,814 SF
LOT SIZE:	14,712 SF



ZONED C-2,
CITY OF PHOENIX



JUST 4 MILES AWAY
FROM SKY HARBOR
INTERNATIONAL AIRPORT

MICHAEL DOUGLAS, CCIM
ORION INVESTMENT REAL ESTATE

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4,814 SF FREESTANDING BUILDING with Secure Yard



DOWNTOWN PHOENIX

±5 MILES AWAY

16TH STREET

SOUTHERN AVENUE



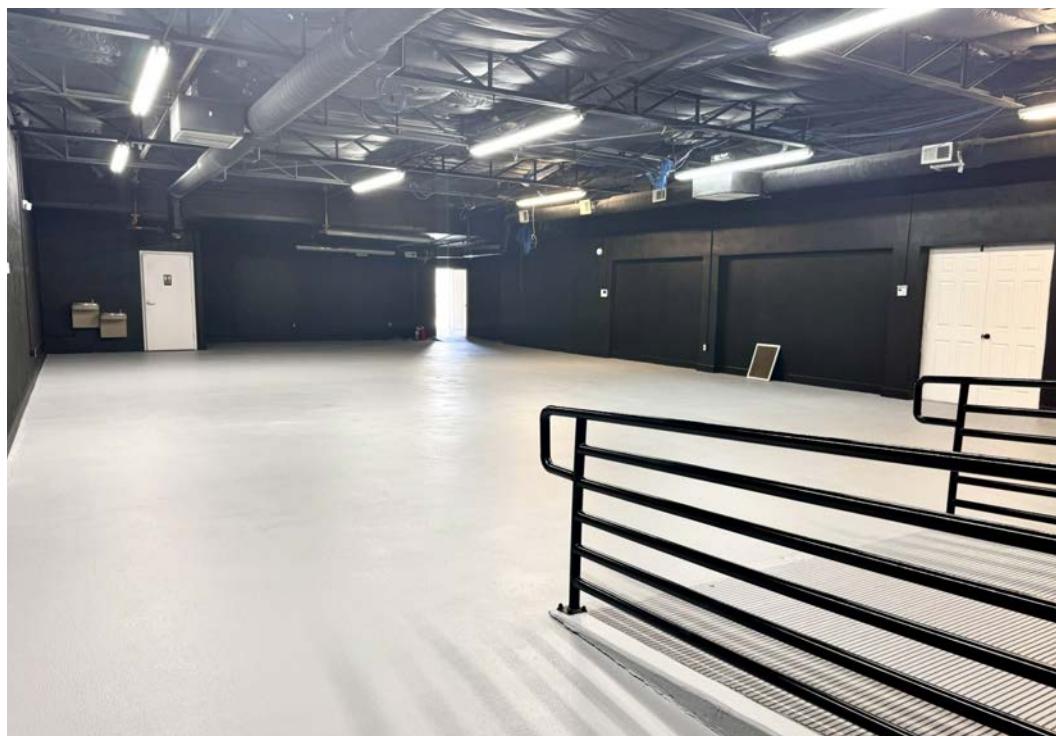
PROPERTY FEATURES & HIGHLIGHTS

- Asking Price: \$850,000 (\$176.56 PSF) – priced below replacement cost!
- Zoned C-2, City of Phoenix
- Minutes from I-10, I-17, and Sky Harbor Airport
- Secure gated yard — perfect for contractors, service businesses, or users needing outdoor storage
- High-Impact Visibility and Signage Along Southern Avenue's Busy Corridor

HIGH-IMPACT VISIBILITY AND SIGNAGE ALONG SOUTHERN AVENUE'S BUSY CORRIDOR

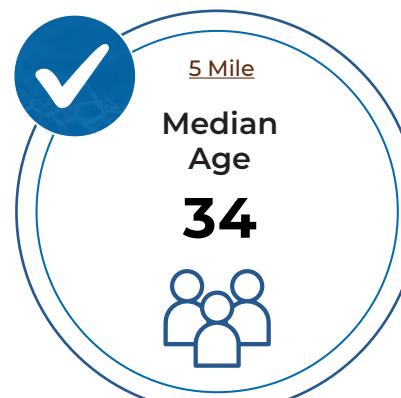
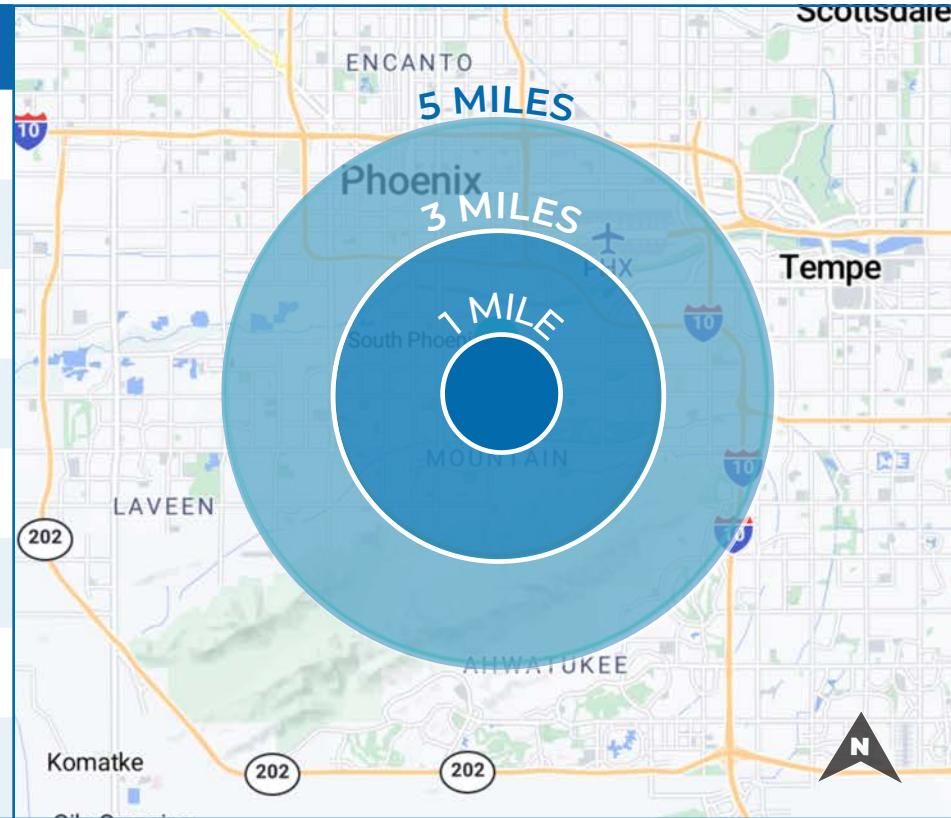


INTERIOR BUILDING PHOTOS



AREA DEMOGRAPHICS

2024 SUMMARY (AlphaMap)	1 Mile	3 Mile	5 Mile
Daytime Population:	39,051	220,332	614,890
Estimated Population:	21,174	95,434	217,099
2029 Proj. Residential Population:	21,884	99,732	227,698
Average Household Income:	\$279,300	\$339,300	\$346,400
Total Consumer Expenditure:	\$265M	\$1B	\$3B
Median Age:	33	33	34
Total Households:	6,618	30,144	72,890
Housing Units:	6,992	32,135	79,087



FOR SALE: FREESTANDING BUILDING WITH SECURE YARD



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.