

± 2,750 SF Freestanding Building w/ Drive-Thru

SWC Lincoln Dr & 32nd St | Paradise Valley, AZ 85016

AVAILABLE FOR LEASE OR SALE!



DELANEY MCGROARTY
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delaney.mcgroarty@dpcrc.com

JACK RODRIGUES
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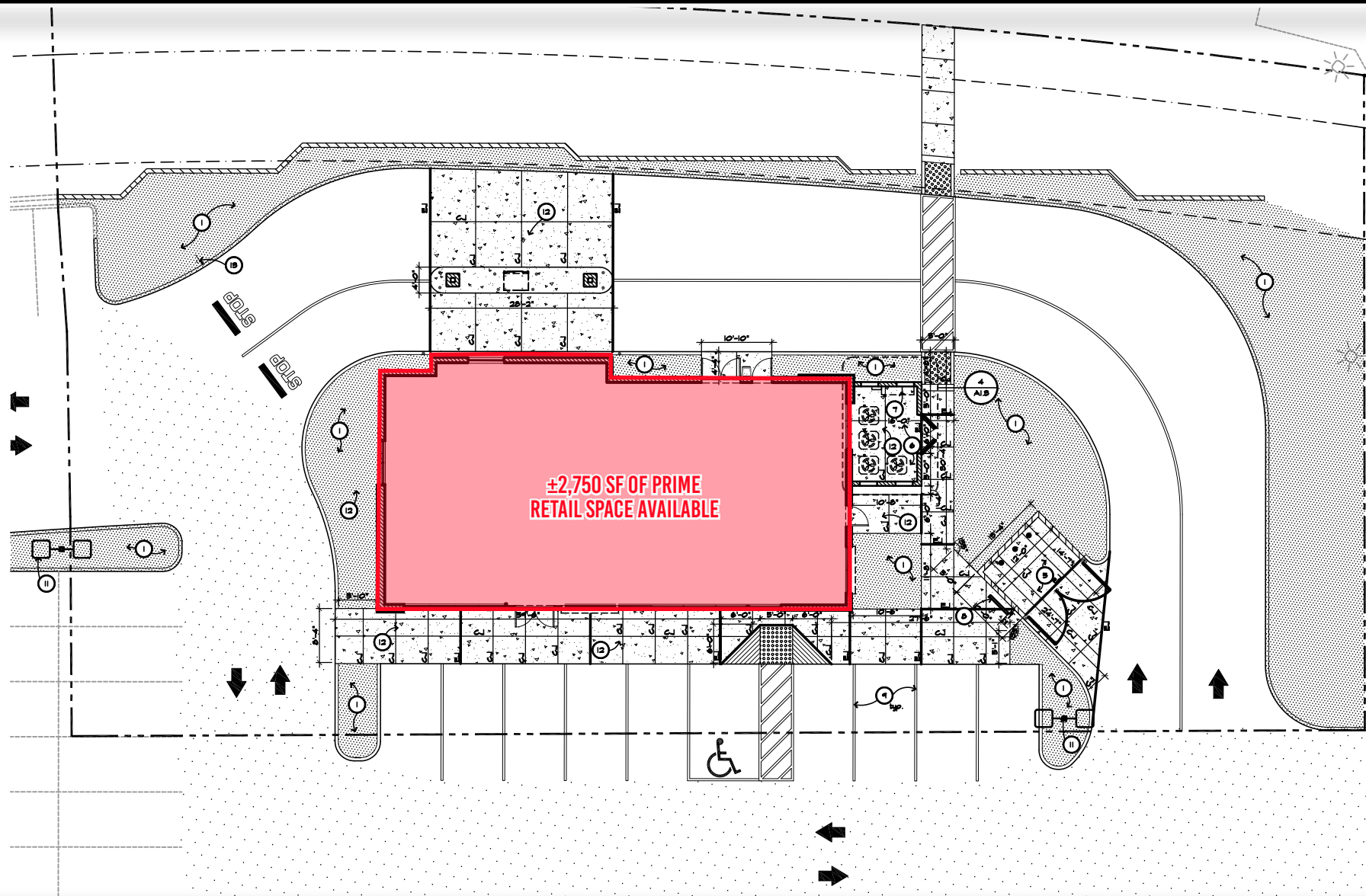
7339 E McDonald Drive
Scottsdale, AZ 85250
(480) 947-8800
www.dpcrc.com

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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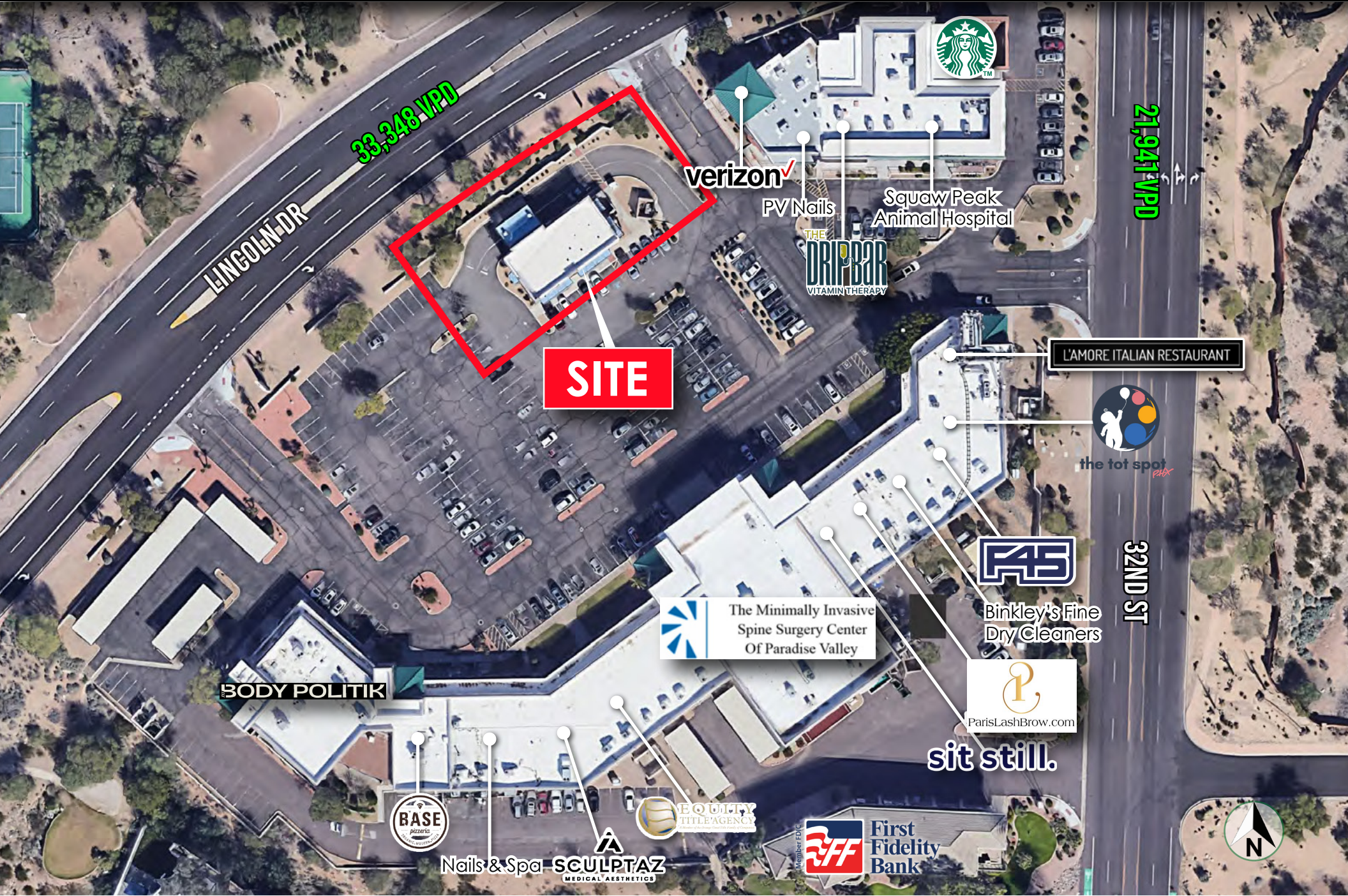
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33,348 VPD

21,941 VPD

LINCOLN DR

32ND ST

SITE

verizon



PV Nails

Squaw Peak
Animal Hospital



L'AMORE ITALIAN RESTAURANT



the tot spot



Binkley's Fine
Dry Cleaners



ParisLashBrow.com

sit still.

The Minimally Invasive
Spine Surgery Center
Of Paradise Valley

BODY POLITIK



BASE
pizzeria

Nails & Spa

SCULPTAZ
MEDICAL AESTHETICS



BOUQUET
TITLE AGENCY



Member FDIC
First Fidelity
Bank



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DOWNTOWN PHOENIX

BILTMORE FASHION PARK

BILTMORE ESTATES

ARIZONA BILTMORE GOLF CLUB

SUBJECT PROPERTY

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PROPERTY HIGHLIGHTS

- ± 2,750 SF freestanding building with drive-thru available for LEASE or SALE
- Total lot size is ± 21,608 SF (± 0.5 AC)
- Zoned C-1, City of Phoenix
- Built in 2007
- Strong Average Household Incomes of approximately \$177,785 within a 3-mile radius
- Close to 55,000 VPD at the intersection of Lincoln Drive & 32nd Street
- Ideal for Banks, Credit Unions and Drive-thru Restaurants

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DIVERSIFIED PARTNERS
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demographics



TOTAL ANNUAL CONSUMER EXPENDITURE

	1 MILE	3 MILE	5 MILE
Total HH Expenditure	\$219.42 M	\$4.9 B	\$15.21 B
Total Non-Retail	\$117.52 M	\$2.62 B	\$7.97 B
Total Retail	\$101.9 M	\$2.28 B	\$7.24 B
Entertainment	\$11.86 M	\$271 M	\$854.32 M
Food Away from Home	\$9.32 M	\$211.08 M	\$661.42 M
Personal Care	\$2.18 M	\$54.11 M	\$179.39 M

DEMOGRAPHICS 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	2,958	81,252	299,594
PROJECTED POPULATION (2030)	2,894	79,700	295,464
AVG HH INCOME	\$271,419	\$179,566	\$145,457
HOUSEHOLDS	1,544	41,584	139,131
DAYTIME POPULATION	44,061	44,061	44,061
MEDIAN AGE	59.1	40.8	38.8
TOTAL BUSINESSES	290	9,364	23,597

TRAFFIC COUNTS

N 32ND STREET	21,941 VPD
E LINCOLN DRIVE	33,348 VPD
N 24TH STREET	25,695 VPD
E CAMELBACK ROAD	57,785 VPD