

FOR SALE



**FOR MORE INFORMATION**

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Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$1,500,000
<b>Building Size:</b>	10,120 SF
<b>Building Class:</b>	A
<b>Property Website:</b>	<a href="#">View</a>

**PROPERTY OVERVIEW**

Striking, well-maintained office building with lots of natural light offers ample space for businesses of all types. Twelve offices separately metered with own HVAC units allow for owner users wanting to generate some cash flow and investors. \$250,000 of owned solar panels generate more power than consumed. Unbeatable location in the heart of Fountain Hills, near shopping, dining, 64 acre Fountain Park and multiple golf courses 5 minutes away. Easy access to SR 87.

**PROPERTY HIGHLIGHTS**

- 12 individual offices separately metered
- Plenty of parking with 2 access points
- Securely fenced open garden courtyard
- Large detached garage/storage area
- Near lots of dining, shopping, parks, and golf



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Additional Photos



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Retailer Map



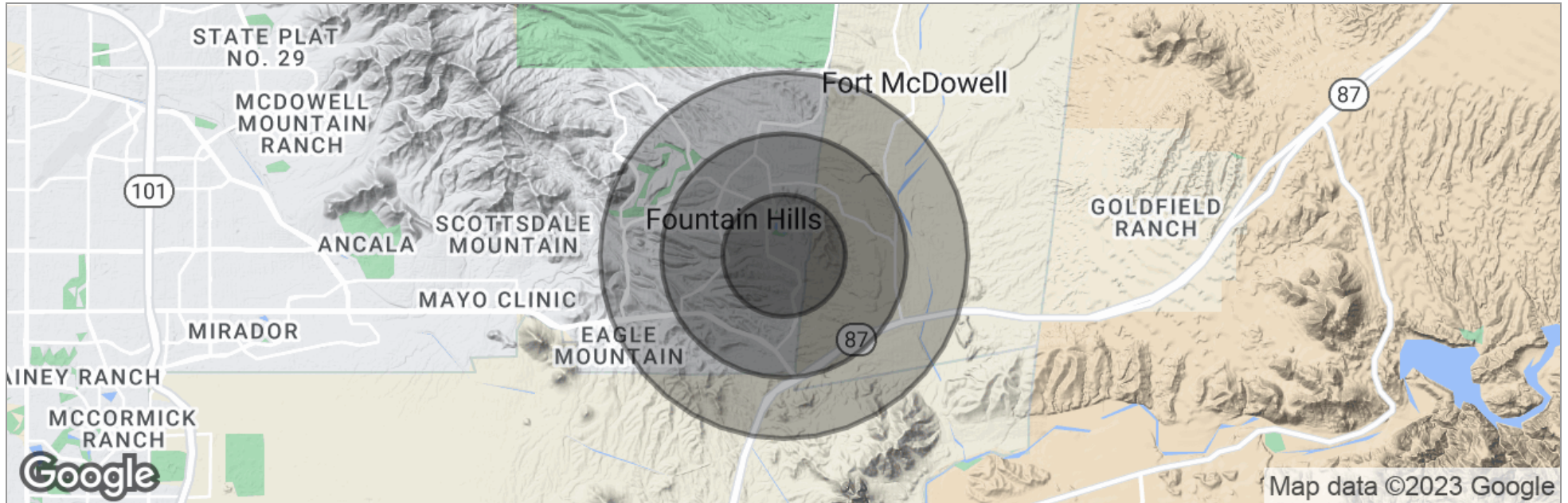
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**Demographics Map**



	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	4,593	14,950	21,812
Population Density	1,462	1,190	771
Median Age	60.7	56.8	56.8
Median Age (Male)	60.1	56.8	56.7
Median Age (Female)	61.6	57.7	57.5
Total Households	3,006	8,643	12,131
# of Persons Per HH	1.5	1.7	1.8
Average HH Income	\$84,589	\$89,149	\$99,842
Average House Value	\$399,803	\$392,068	\$419,345

*\* Demographic data derived from 2020 ACS - US Census*

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