

4,684 RSF MEDICAL OFFICE PROPERTY FOR SALE AND FOR LEASE

13921 W GRAND AVE, BLDG. E | SURPRISE, AZ 85374

PRICE

- \$1,995,000

LEASE

- \$27.50/SF plus NNN
- NNN- \$7/SF (2024)

KEY HIGHLIGHTS

- 4,684 RSF modern medical office building
- Customized for comprehensive medical services
- Ideal for accommodating internal medicine practices
- Serving a densely populated area with 214,420 residents within a 5-mile radius
- Conveniently located just a 2.7-mile ride from Banner Del E. Webb Medical Center and 6.2-mile from Banner Boswell Medical Center

DEMOGRAPHICS

	1-Mile	5-Mile	10-Mile
Population			
2023 Estimate	9,337	214,420	543,165
2028 Projection	9,472	217,587	554,974
2023-2028 Growth	1.45%	1.48%	2.17%
Households			
2023 Estimate	5,238	88,610	214,622
2028 Projection	5,323	89,949	219,176
2023-2028 Growth	1.62%	1.51%	2.12%
Household (HH) Incomes			
2023 Average HH Income	\$63,307	\$79,733	\$90,001
2023 Median HH Income	\$54,595	\$65,688	\$72,168



FOR MORE INFORMATION, PLEASE CONTACT

Anthony Masiello

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Chandler, AZ 85248

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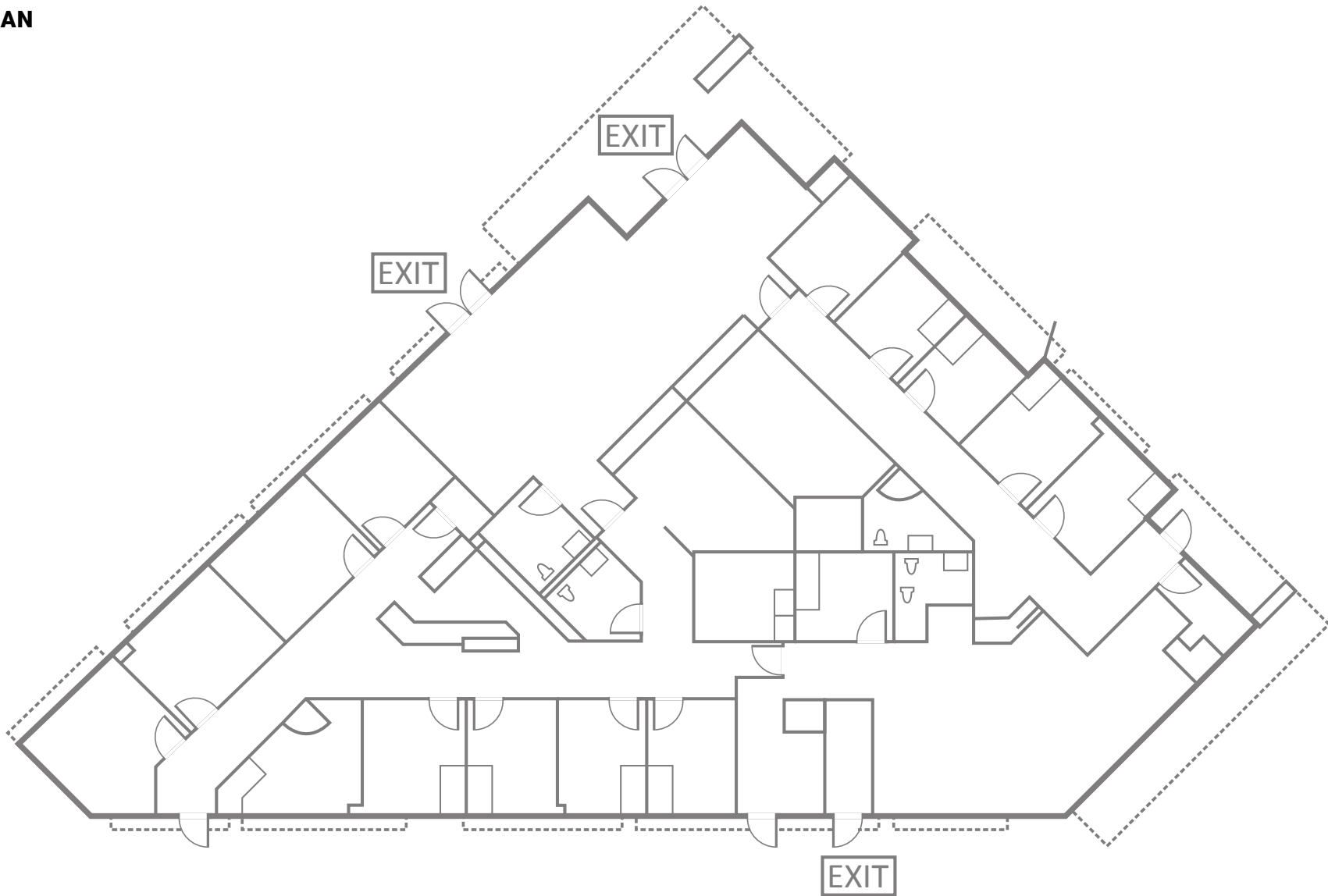
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FLOOR PLAN



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