



718 EAST HATCHER ROAD

PHOENIX, ARIZONA 85020

Multi-Tenant Office Building with High Visibility

1,028 SF on 0.47 Acres

Former Tax Office

Easy Access to I-17 & SR-51 Freeways

Close Proximity to John C. Lincoln Hospital

Ample Parking with 16 Covered Spaces Under Bldg

Water & Sewer: Public

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	29.6	32.5	32.4
POPULATION:	25,041	163,606	399,185
AVERAGE HH INCOME:	\$47,438	\$54,360	\$63,631

TRAFFIC COUNTS	VPD
S ALMA SCHOOL RD:	32,217
W 8TH AVE:	8,558

YEAR BUILT	1985
ZONING	C2/R5
APN	159-37-032 & 159-37-032A

Matt Harper, CCIM

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