

7050 - 7058 E MAIN ST

Scottsdale, AZ 85251 | Prime Retail or Redevelopment Opportunity in the Heart of Old Town Scottsdale



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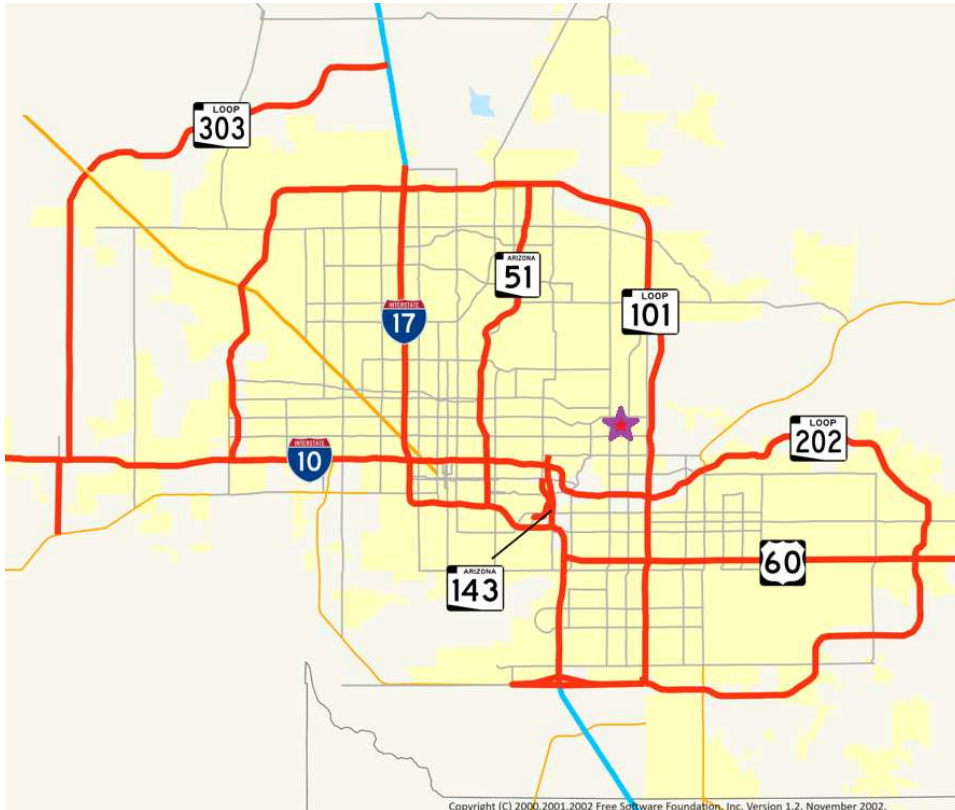


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OLD TOWN SCOTTSDALE RETAIL BUILDING FOR SALE



PROPERTY HIGHLIGHTS

- Premier Location: Rare Retail Opportunity located in the Heart of Old Town Scottsdale's Art District.
- Potential Owner/User or Future Redevelopment Opportunity
- Currently 100% Leased with $\pm 71\%$ Available to User in ± 14 Months
- Extensive Retail and Multi-Family Redevelopments in the Immediate Area
- Located on the Corner of N. Marshall & E. Main Street

OFFERING SUMMARY

Sale Price:	\$6,995,000
Parcels::	APN #130-12-068A, APN #130-12-069
Lot Size:	$\pm 19,263$ SF
Building Size:	$\pm 9,423$ SF
Zoning	C-2 DO, City of Scottsdale

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	369	2,263	12,335
Total Population	572	3,739	21,597
Average HH Income	\$127,429	\$123,893	\$121,187

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

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LEASE EXPIRATIONS



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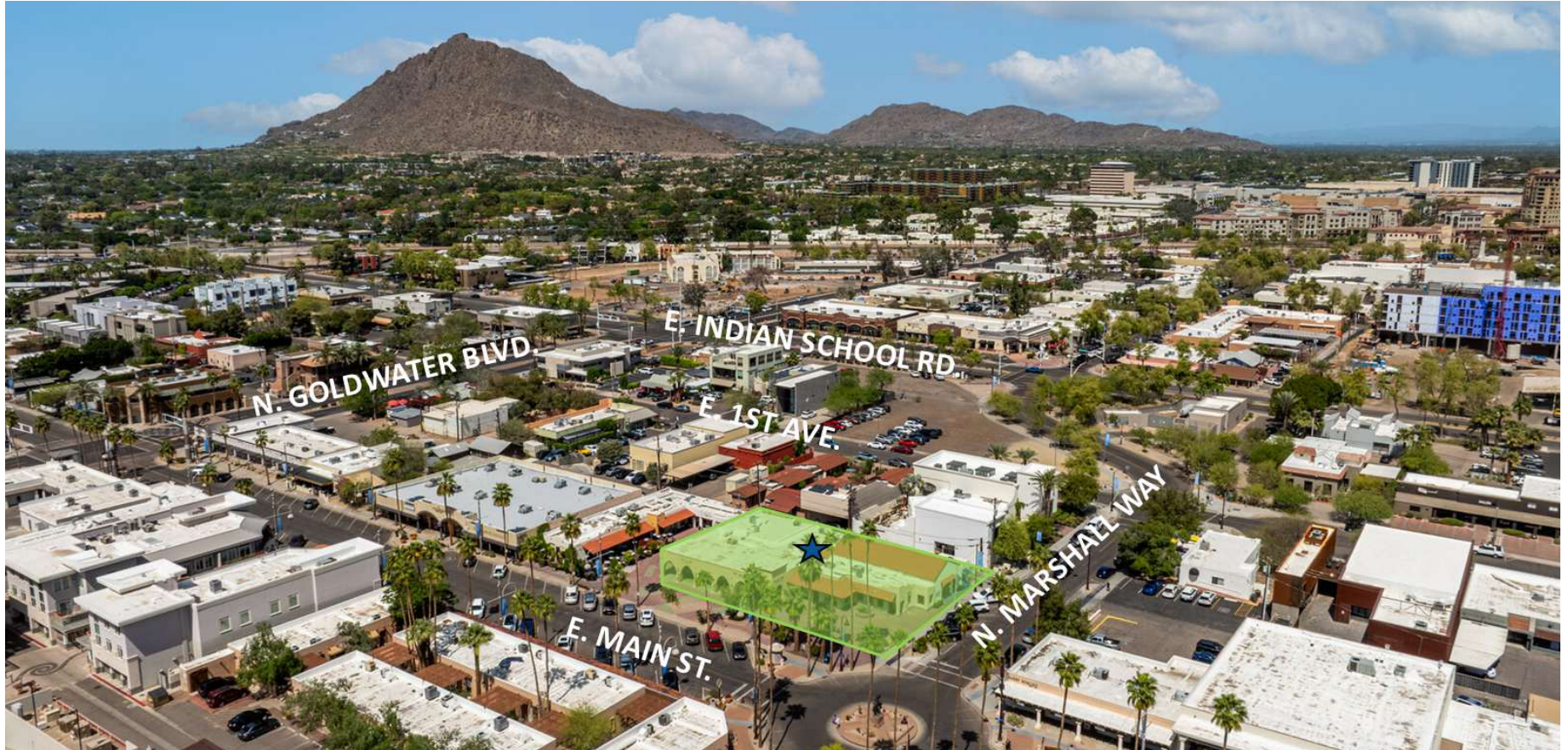


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OFFICE BUILDING FOR SALE



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