

17677 N 82ND STREET - SCOTTSDALE, AZ 85255

ORION
INVESTMENT REAL ESTATE



PRINCESS & 82ND

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PROPERTY OVERVIEW

17677 N 82ND STREET - SCOTTSDALE, AZ 85255

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Asking Price:

\$3,500,000

Size:

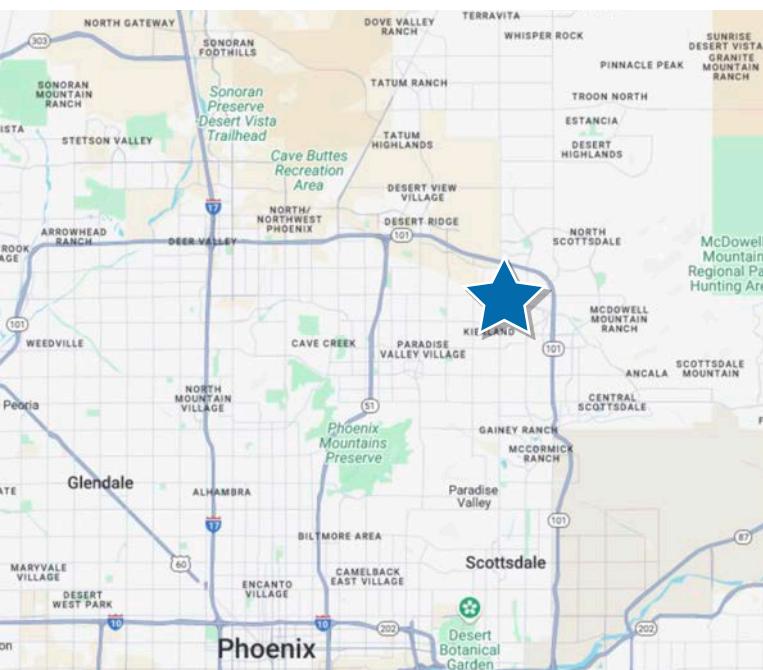
1.05 ± Acres (46,089 SF)

Zoning:

I-1 (City of Scottsdale)

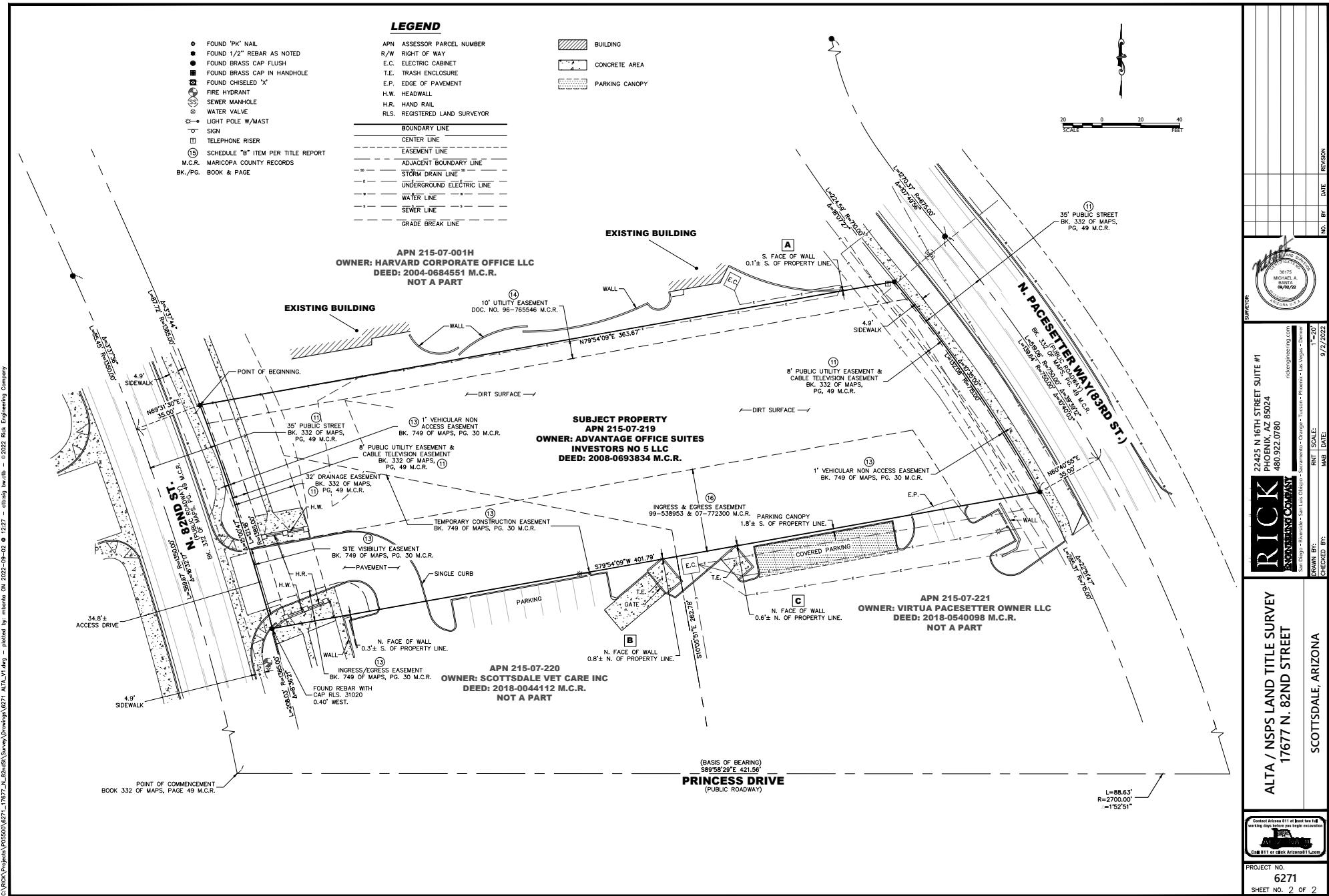
Parcel:

215-07-219



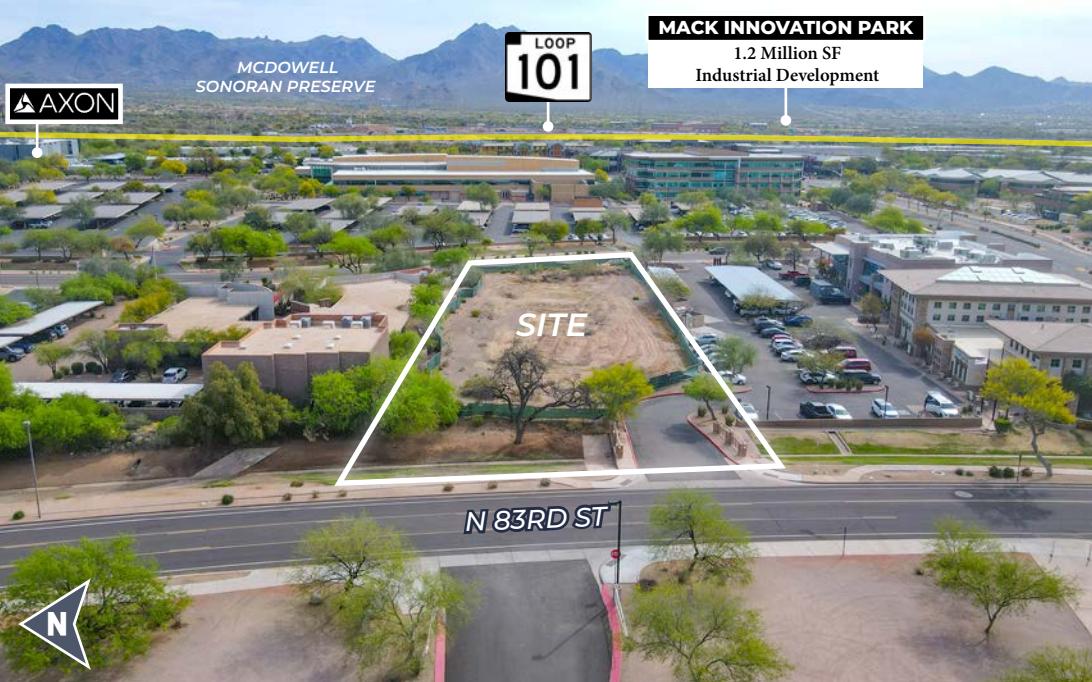
SURVEY

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AERIAL VIEWS

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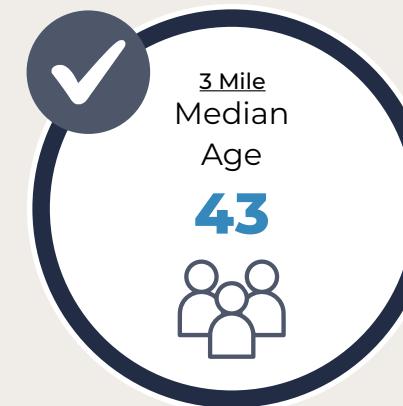
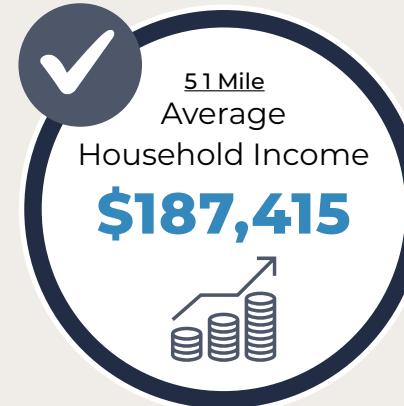
AERIAL MAP

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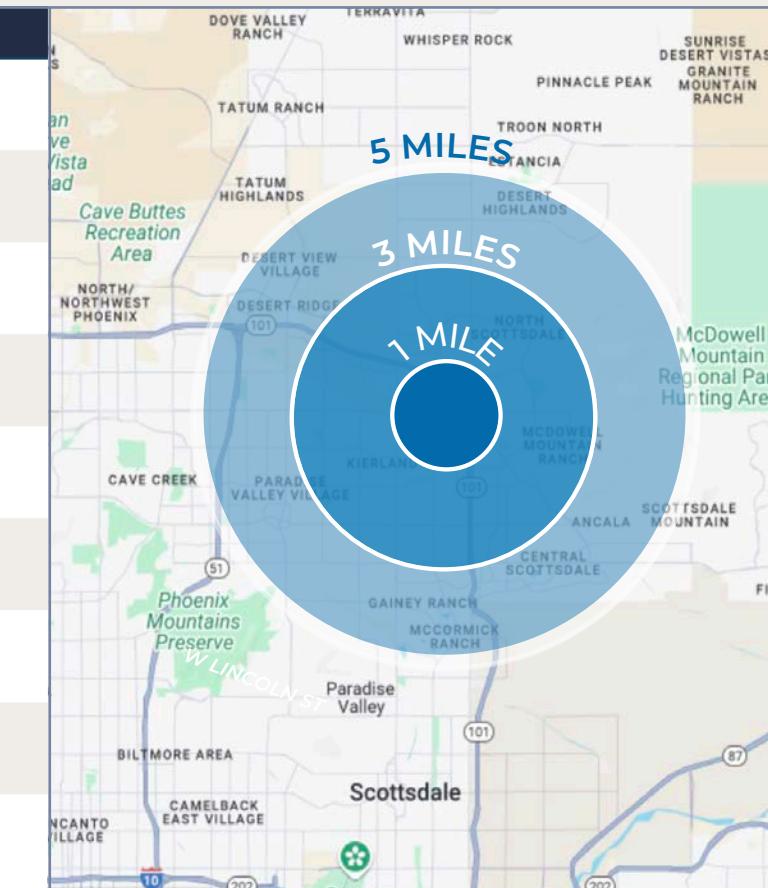


DEMOGRAPHICS

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| 2024 SUMMARY (SitesUSA) | 1 Mile | 3 Mile | 5 Mile |
|------------------------------------|-----------|-----------|-----------|
| Daytime Population: | 20,383 | 169,400 | 301,643 |
| Estimated Population: | 3,446 | 67,287 | 159,866 |
| 2029 Proj. Residential Population: | 4,381 | 70,329 | 165,526 |
| Average Household Income: | \$117,654 | \$180,555 | \$187,415 |
| Median Age: | 42 | 44 | 45 |
| Average Household Size: | 2.9 | 3.0 | 3.0 |
| Housing Units: | 2,370 | 37,002 | 81,417 |
| Total Households: | 2,108 | 33,247 | 73,526 |
| Total Employees: | 16,937 | 102,113 | 141,777 |



DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.