

17677 N 82ND STREET - SCOTTSDALE, AZ 85255



PRINCESS & 82ND

PROPERTY OVERVIEW

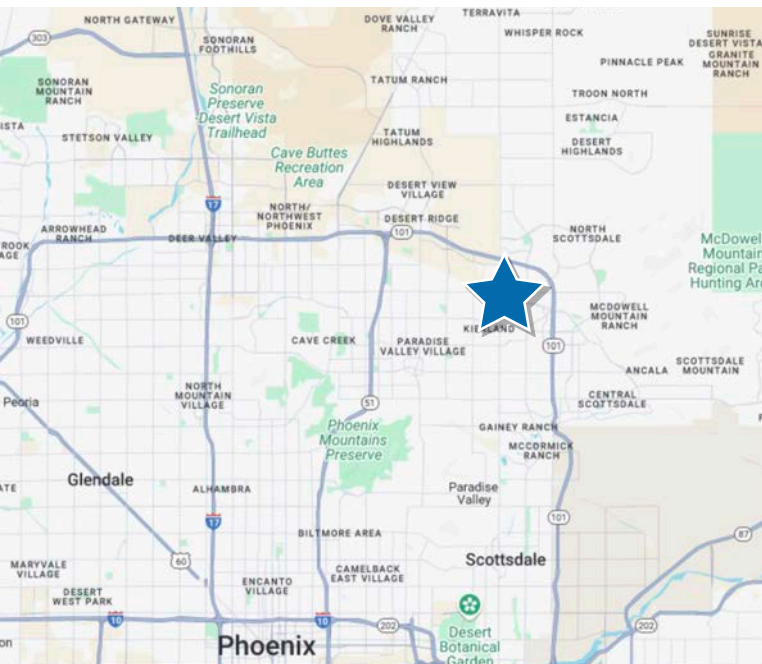
17677 N 82ND STREET - SCOTTSDALE, AZ 85255

Asking Price: **\$3,500,000**

Size: **1.05 ± Acres (46,089 SF)**

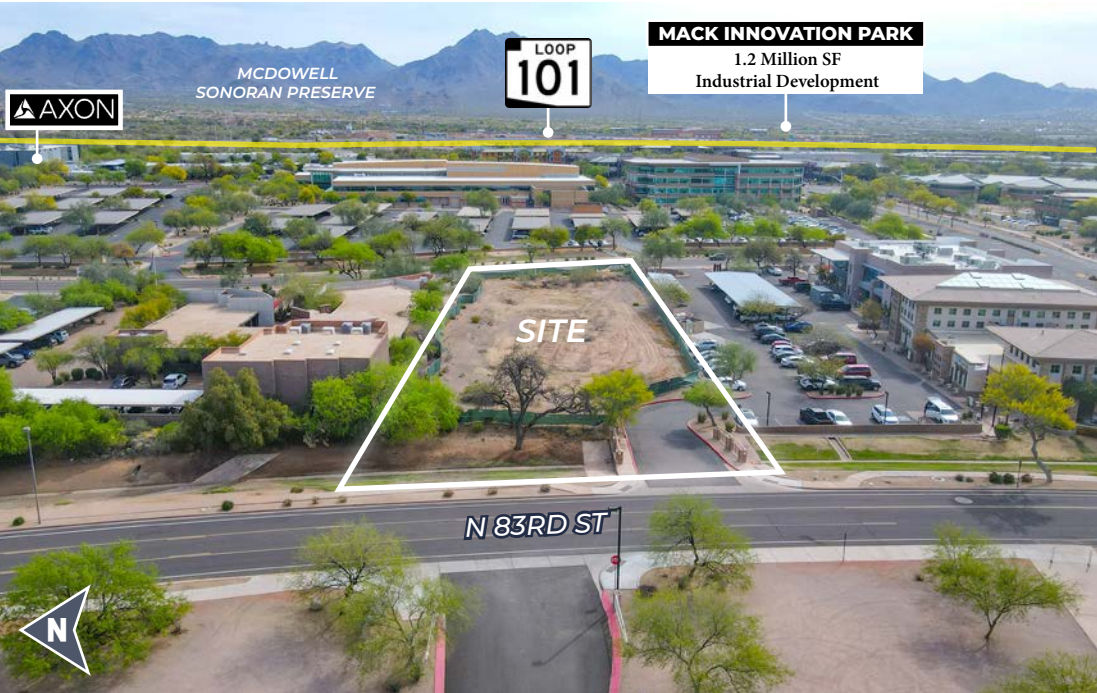
Zoning: **I-1 (City of Scottsdale)**

Parcel: **215-07-219**



AERIAL VIEWS

17677 N 82ND STREET - SCOTTSDALE, AZ 85255



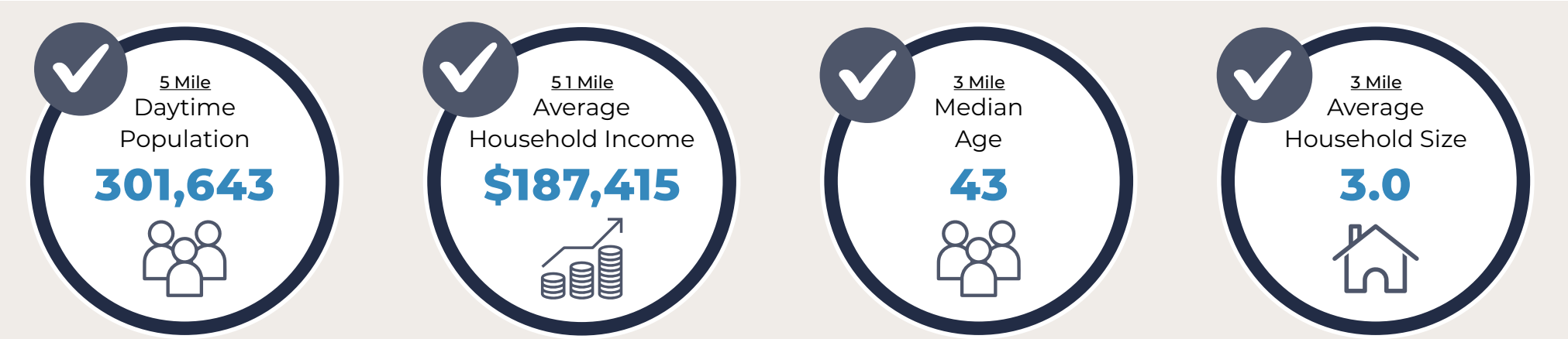
AERIAL MAP

17677 N 82ND STREET - SCOTTSDALE, AZ 85255

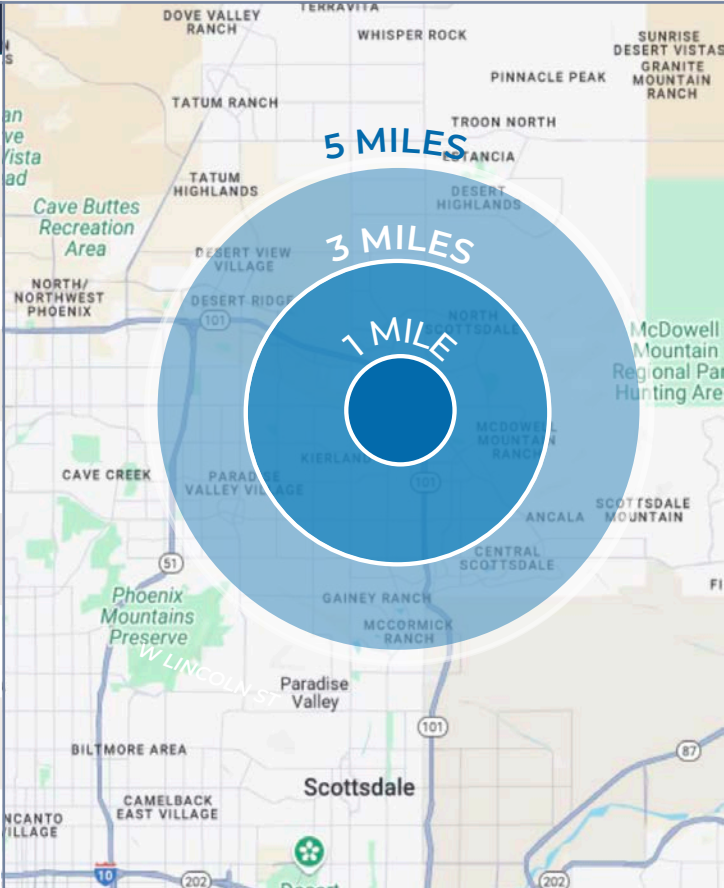


DEMOGRAPHICS

17677 N 82ND STREET - SCOTTSDALE, AZ 85255



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

17677 N 82ND STREET - SCOTTSDALE, AZ 85255



All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

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.



PRINCESS & 82ND

17677 N 82ND STREET - SCOTTSDALE, AZ 85255



ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251



DAN KRANTZ

D: (480) 856-9663

M: (586) 216-1112

dan.krantz@orionprop.com

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.