

FOR LEASE OR SALE

Mirage Crossing

10565 N 114TH ST #111

Scottsdale, AZ 85259

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY INFORMATION

OFFERING SUMMARY

SALE PRICE	\$375,000
LEASE RATE	17.45 PSF NNN
UNIT SIZE	±1,375 SF
APN	217-56-875
PARKING	2 Covered Spots
YEAR BUILT	2005
CAM FEES	\$319.69
2024 TAXES	\$2,130.42

HIGHLIGHTS

- For Lease or Sale
- Frontage onto Shea Blvd.
- Multiple Sinks in Place Making for Cost-Effective Conversion to Medical
- Well Located in Scottsdale, AZ w/ Desirable Demographics
- Convenient Access to 101 Fwy, North Scottsdale & Fountain Hills



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INTERIOR PHOTOS



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PROPERTY AERIAL



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DEMOGRAPHICS MAP & REPORT

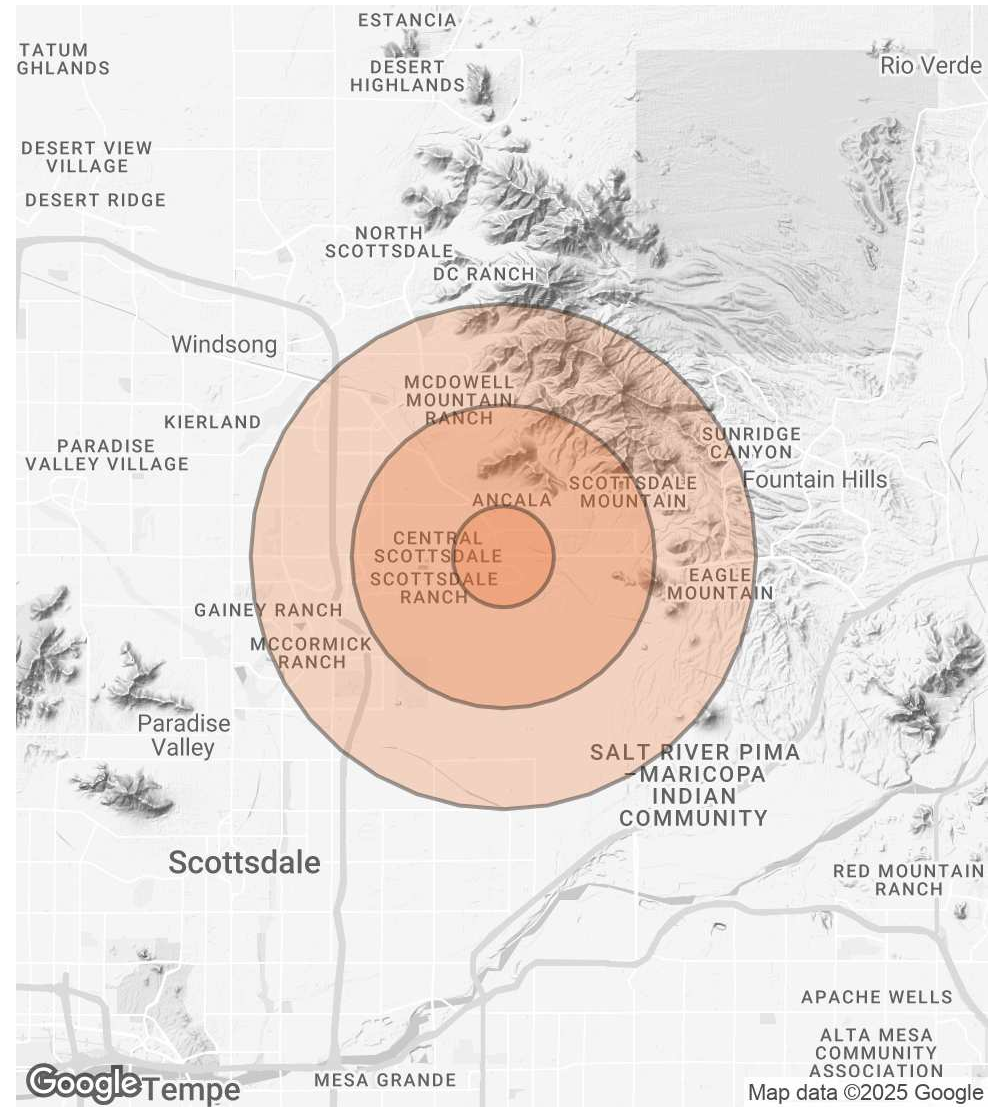
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,894	41,441	95,163
AVERAGE AGE	46	49	48
AVERAGE AGE (MALE)	45	47	47
AVERAGE AGE (FEMALE)	47	50	49

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,011	18,471	43,903
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$155,960	\$179,802	\$170,853
AVERAGE HOUSE VALUE	\$862,360	\$911,795	\$880,026

* Demographic data derived from 2020 ACS - US Census



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