



FOR LEASE | RETAIL

Former Check Cashing & Title Loans Building

6505 N 59th Ave | Glendale, AZ 85301

PRESENTED BY:

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PROPERTY SUMMARY

Available SF:	2,560 SF
Lease Rate:	\$18.75 SF/yr (NNN)
Lot Size:	51,270 SF
Building Size:	2,560 SF
Year Built:	1978
Renovated:	2000
Zoning:	C-2
Cross Streets:	

PROPERTY OVERVIEW

Former Check Cashing and Title Loans building available for lease. On the hard corner of 59th Ave and Maryland. Move in ready. High visibility and high traffic count. Great signage. New parking lot with surplus spaces. Perfect turnkey opportunity. This property is also available for sale.

PROPERTY HIGHLIGHTS

- Move in ready
- Former Check Cashing and Title Loan business
- High Visibility and Signage
- Hard Corner Frontage on 59th Ave & Maryland
- Turn-Key Opportunity
- New Parking Lot with Surplus Parking Spaces

LRA

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www.lrarealestate.com

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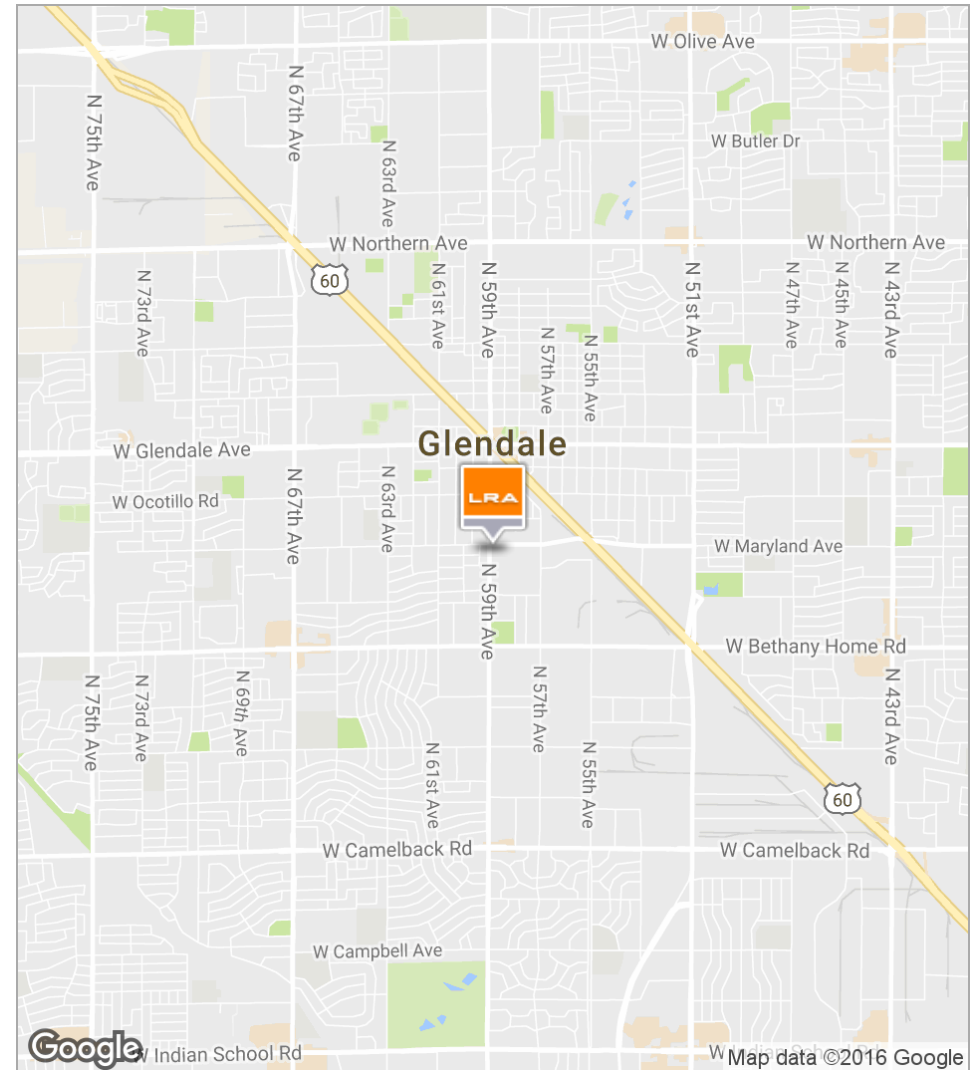
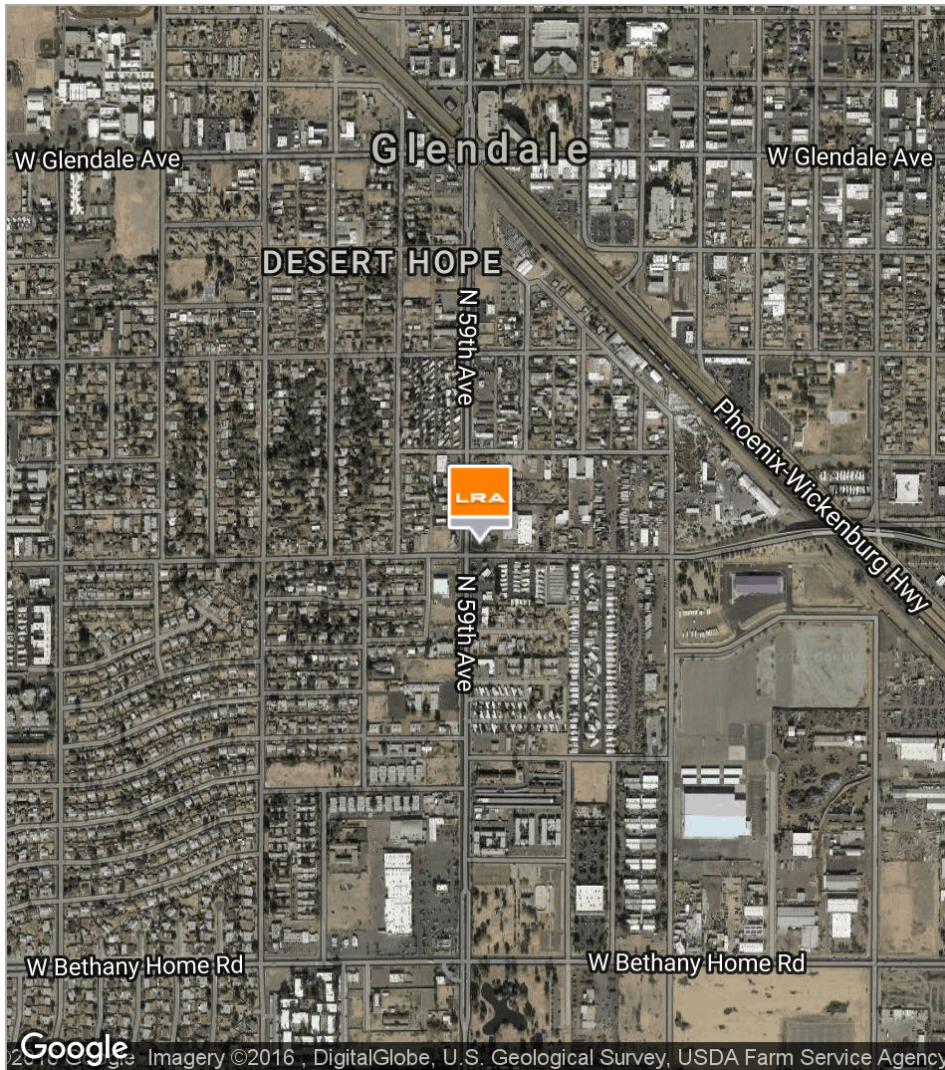




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	1 Mile	3 Miles	5 Miles
Total Population	19,207	178,901	503,425
Population Density	6,114	6,327	6,410
Median Age	24.7	28.7	28.7
Median Age (Male)	23.8	26.9	27.5
Median Age (Female)	26.0	29.9	29.8
Total Households	6,048	57,410	154,490
# of Persons Per HH	3.2	3.1	3.3
Average HH Income	\$34,163	\$47,191	\$50,738
Average House Value	\$125,302	\$163,527	\$172,863

* Demographic data derived from 2010 US Census