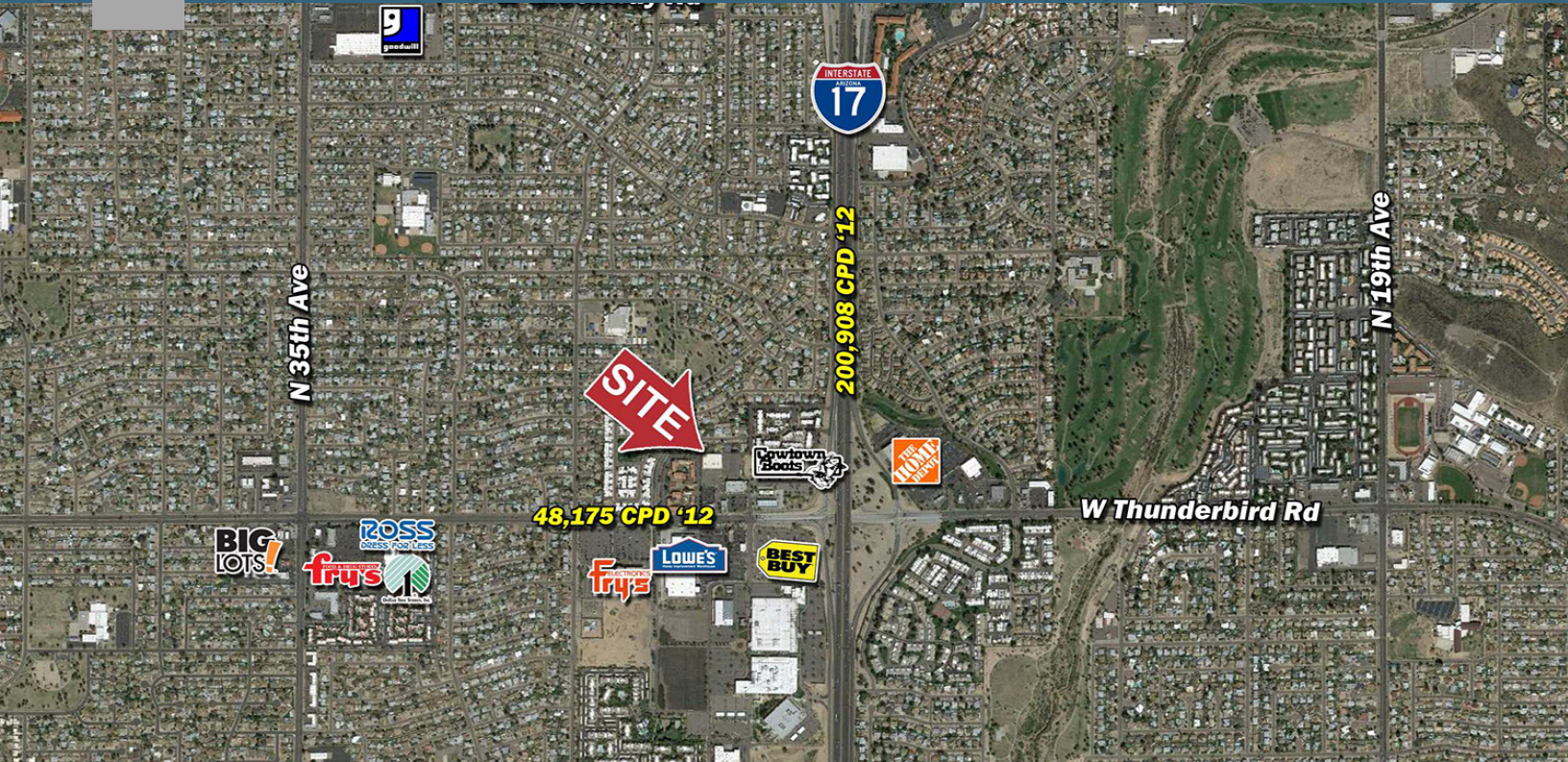


FOR SALE

25,446 SF Space Available

2902 W Thunderbird Rd | Phoenix, AZ 85023



Overview

AVAILABLE	25,446 SF (building) 2.7 Acres (lot)
PRICE REDUCTION	\$1,600,000

Demographics

	1 MILE	3 MILE	5 MILE
2015 Est Population	12,243	127,325	388,295
2020 Est Population	12,972	134,386	407,886
Average HH Income	\$71,360	\$61,044	\$61,727
Daytime Population	1,398	55,497	151,383

Year: 2015 | Source: Esri

Traffic Counts

Thunderbird Road	48,175 VPD
I-17 Freeway	200,908 VPD

Year: 2012 | Source: MPSI

Contact

BRAD BALBO

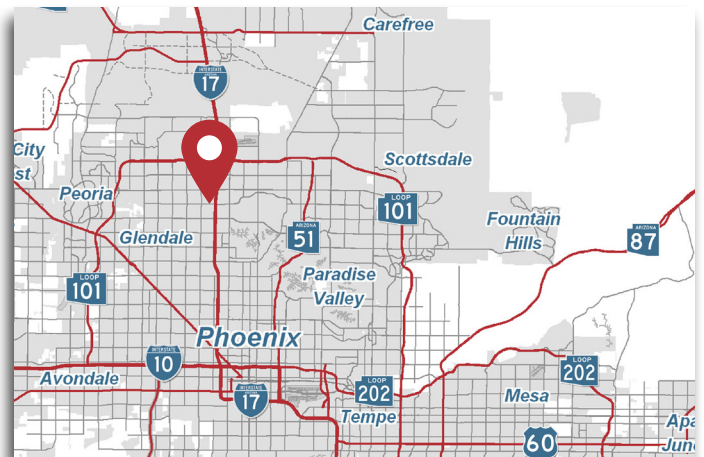
602.682.6016 | brad.balbo@srsre.com

MIKE POLACHEK

602.682.6080 | mike.polachek@srsre.com

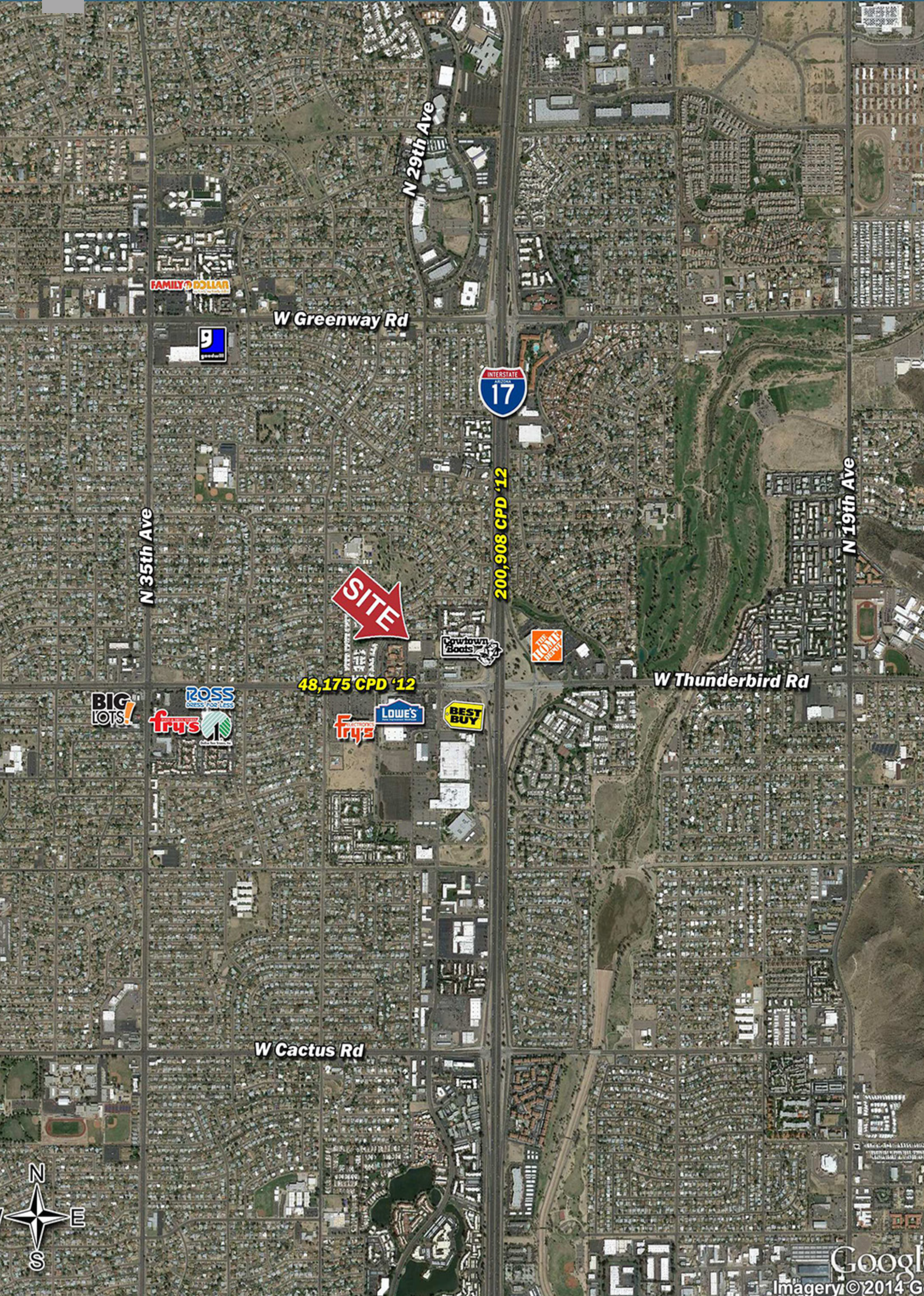
Description

- 25,446 SF space available
- Excellent intersection right off I-17 Frwy with high traffic counts
- Cell tower included with \$21,600 annual income
- Surrounding retail includes; Cowtown Boots, QuikTrip, Lowes and Best Buy
- Zoned C-2 - City of Phoenix



SRS REAL ESTATE PARTNERS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



SITE

48,175 CPD '12

200,908 CPD '12

