

TURN-KEY AUTOMOTIVE REPAIR SHOP AVAILABLE

E/NEC Kyrene Rd & Guadalupe Rd | Tempe, AZ



PROPERTY HIGHLIGHTS

- 4 garage bays
- Turn-key automotive repair shop
- Modified gross rent, please call for rates

TRAFFIC COUNTS

N: $\pm 26,077$ VPD (NB/SB)

S: $\pm 26,455$ VPD (NB/SB)

E: $\pm 22,396$ VPD (EB/WB)

W: $\pm 13,807$ VPD (EB/WB)

ADOT 2018



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	15,671	126,083	337,943
2023 Population	16,583	134,919	361,284
2018 Median HH Income	\$51,637	\$59,582	\$57,229

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

Contact

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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