

APN# 122-65-020k

S 27th Pl

S 28th St

E Hildago Ave

E Southern Ave (17,590 VPD)

Silver Canyon  
Nursery

George Gervin Preparatory  
Academy

Redevelopment Opportunity 1.4 Acres

2720 East Southern Ave  
Phoenix, AZ 85040



Jay Mininberg, J.D.  
+1 602 393 6607  
jay.mininberg@naihonorizon.com

Tom Bean, CCIM  
+1 602 393 6790  
thomas.bean@naihonorizon.com

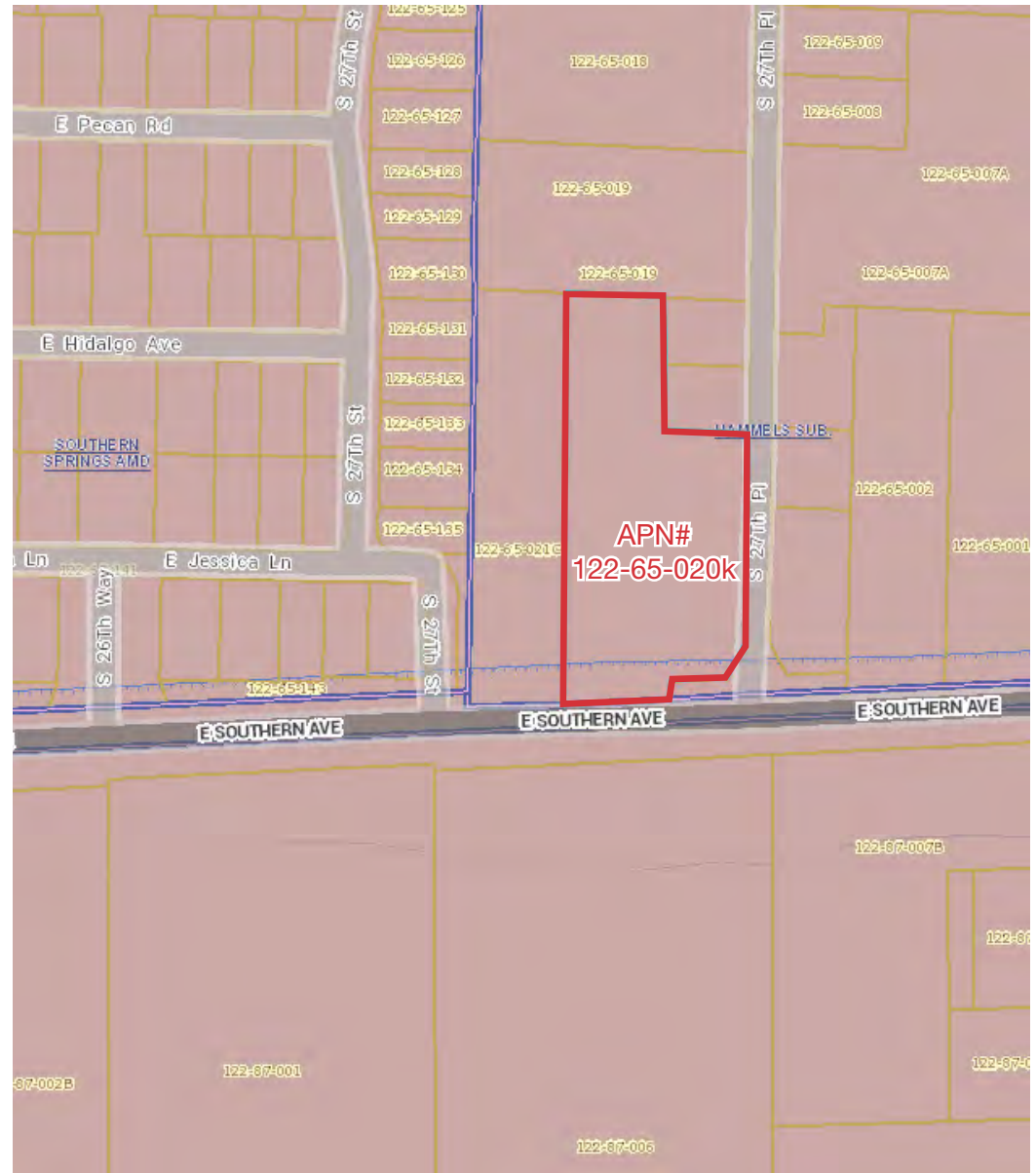
# Property Overview

## Property Highlights

- 60,770 SF (1.4 Acres)
- Zoned R-1-6
- Redevelopment Opportunity
- SRP, City water and septic
- Please do not disturb tenant. Call to schedule tour. Please be advised, animals are on property.

## Location Highlights

- Proximate access to I-10, I-17 and Central City
- University of Phoenix, Chase Field, Talking Stick Resort Arena and Top Golf courses, including Legacy and Raven
- (4) miles or about (10) minutes to Sky Harbor
- Access to biking and jogging paths
- Located near shopping and restaurants
- 6.5 miles to South Mountain Park and Preserve
- Located between South Mountain and Downtown Phoenix

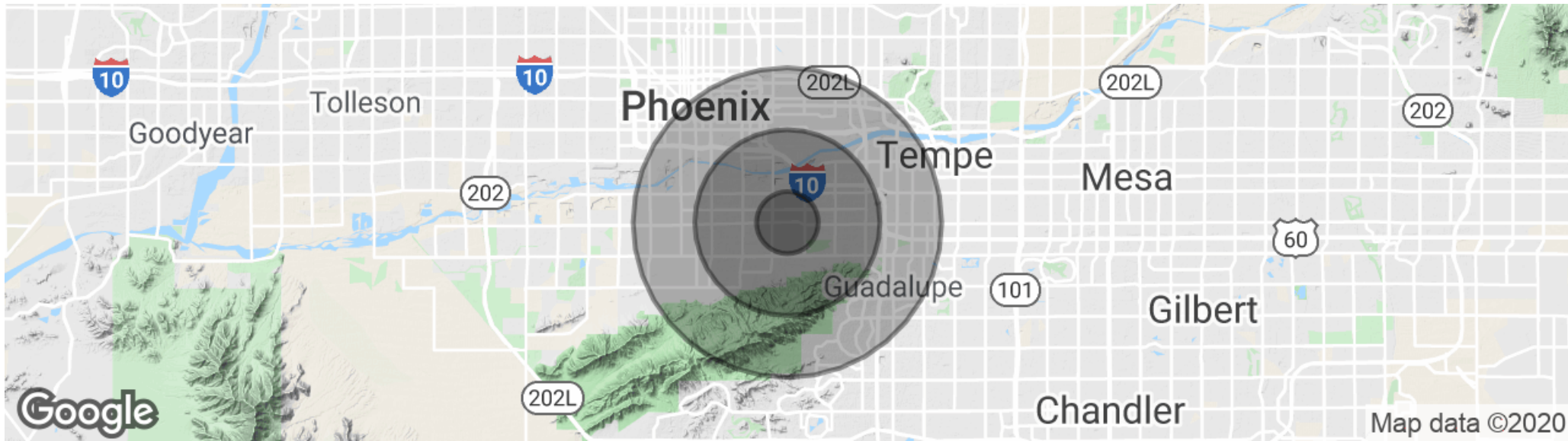


**For Sale: \$499,900 (\$8.23/SF)**

# Property Aerial



# Demographics



## POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

## 1 MILE

10,071

27.4

27.5

26.9

## 3 MILES

65,076

29.7

29.3

29.8

## 5 MILES

205,351

29.7

29.3

29.9

## HOUSEHOLDS & INCOME

Total households

# of persons per HH

Average HH income

Average house value

## 1 MILE

3,121

3.2

\$48,271

\$247,333

## 3 MILES

20,876

3.1

\$55,075

\$228,122

## 5 MILES

68,327

3.0

\$53,044

\$226,563

\* Demographic data derived from 2010 US Census