

# 59th & McDowell

59th Ave. & McDowell Rd.  
Phoenix, AZ 85035  
Maricopa County



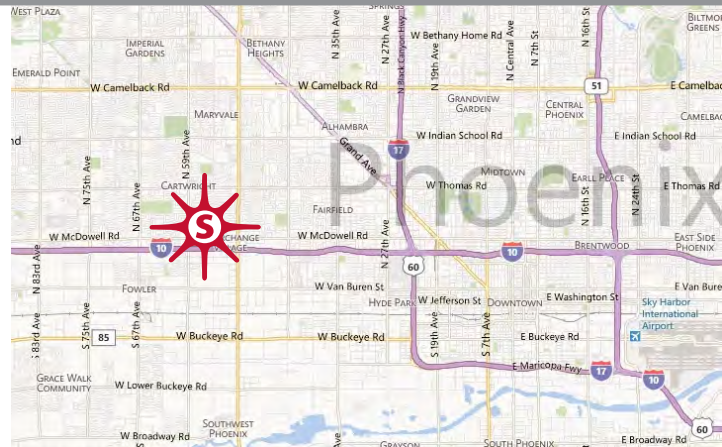
## key features

- vacant parcel surrounded by well-performing tenants such as Walgreens, Subway, AutoZone, and Papa John's
- perfect location for office, storage use, retail, or multifamily
- zoned C2
- daily traffic counts: 40,217 on 59th Ave. and 31,397 on McDowell Rd.

## demographics

	1 mile	3 miles	5 miles
population	26,884	159,706	410,024
households	7,739	45,656	115,957
avg. household income	\$77,654	\$82,174	\$85,353
daytime population	9,677	91,044	228,354

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography



land for sale/lease/build-to-suit ±2.86 ac

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