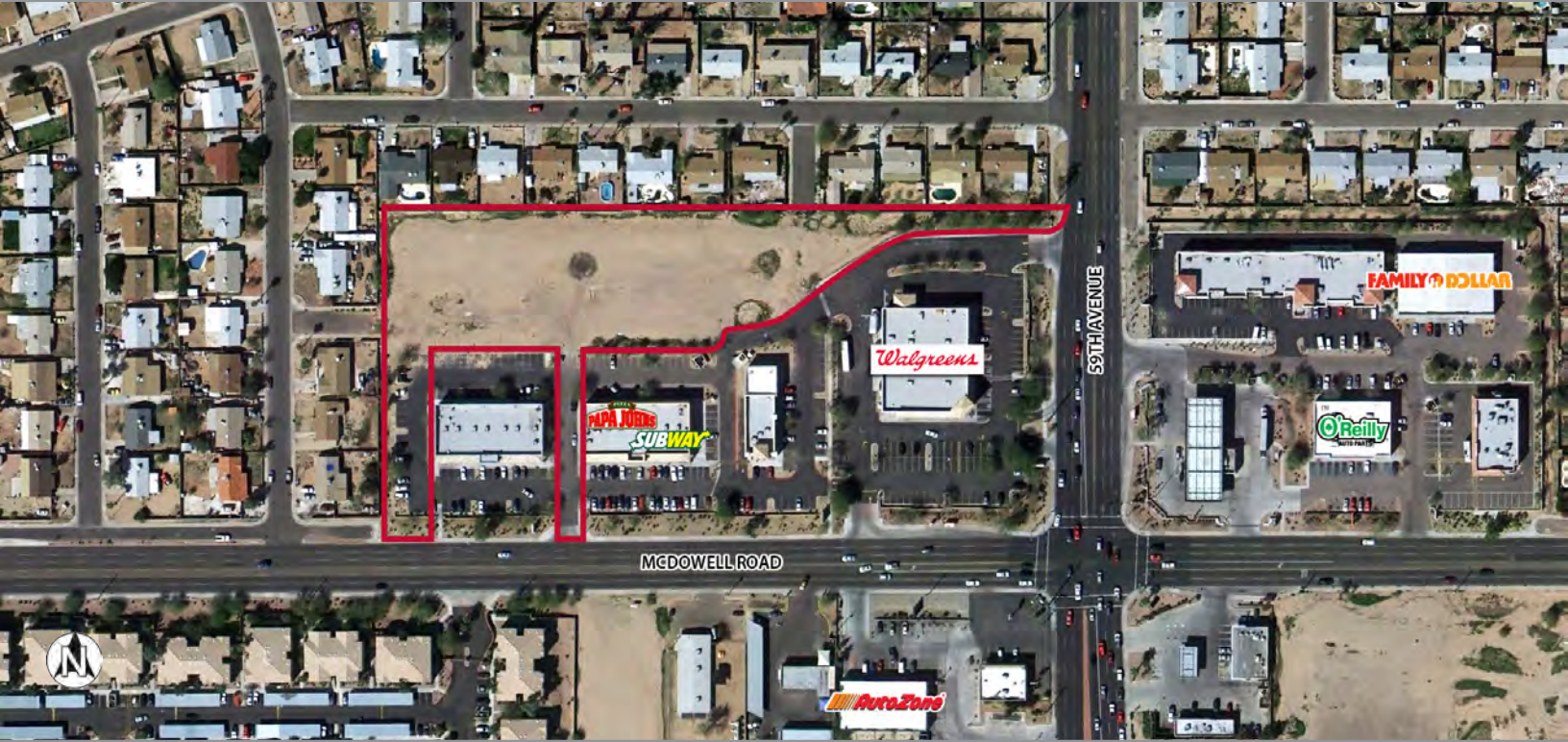


59th & McDowell

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



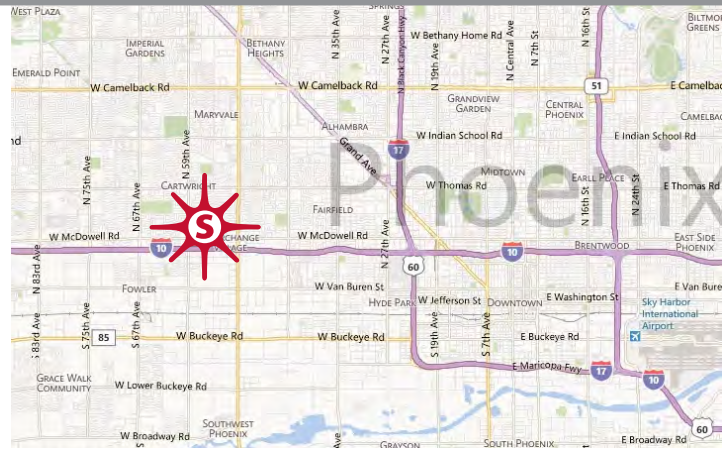
key features

- 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: 40,598 on 59th Ave. and 31,274 on McDowell Rd.

demographics

	1 mile	3 miles	5 miles
population	27,054	162,649	406,854
households	7,770	46,187	114,355
avg. household income	\$84,193	\$89,357	\$88,199
daytime population	9,727	91,572	234,950

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



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

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