



LOCATED IN OPPORTUNITY ZONE | PRIME SCOTTSDALE RD FRONTAGE

1301

N SCOTTSDALE RD
TEMPE | AZ

FOR SALE

FREESTANDING RETAIL

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- 100% HVAC
- CSS Zoning, City of Tempe
- Scottsdale Rd Frontage
- Monument Signage
- Close Proximity to 202 and Old Town Scottsdale
- Built 1976 / Renovated 2010
- Vehicles Per Day: 38,637 (2019)
- Buildings in Opportunity Zone: Tax Benefits for Investors Tax on the Initial Realized Capital Gain is Deferred and Reduced Depending on the Length of Time the Investment is Held for (5 or 7 years)
- If Investment is Held for 10 Years, Capital Gains Made on the Investment will not be Taxed

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$950,000.00 |
| Building Size: | +/- 2,400 SF |
| APN: | 132-12-062 |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,778 | 44,150 | 116,108 |
| Total Population | 7,309 | 107,476 | 277,209 |
| Average HH Income | \$50,893 | \$50,201 | \$58,292 |



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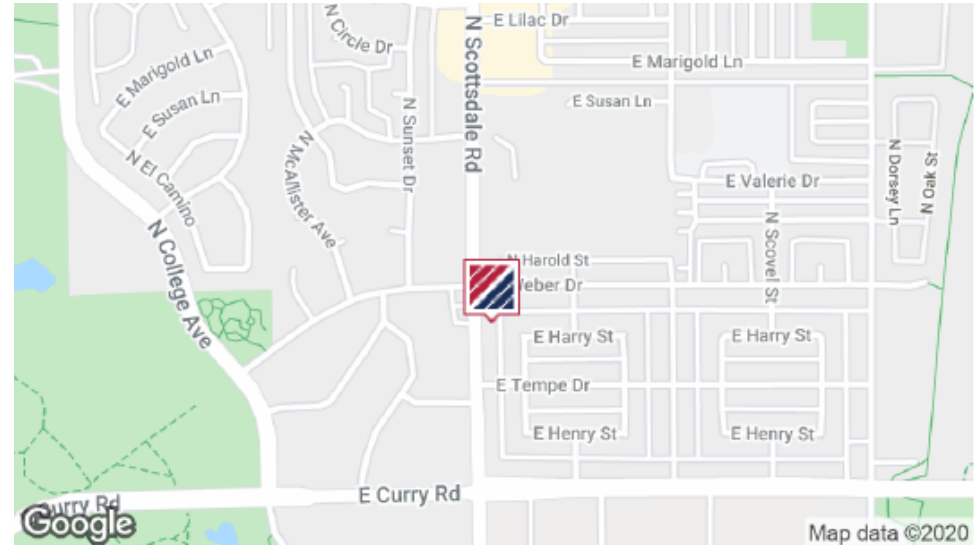
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