



POTENTIAL SELLER FINANCING

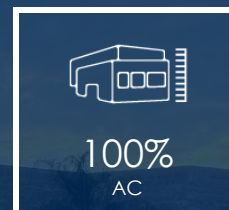
8221

E. GELDING DR.
SCOTTSDALE | AZ 85260



FOR SALE

±9,279 MANUFACTURING BUILDING | ±21,780 SF LOT



PROPERTY HIGHLIGHTS

- ±9,279 SF
- Approx. 42% Office, 4 Restrooms
- Grade Level Loading
- Paint Booth Included
- Yard Capable
- Close proximity to Loop 101 Freeway

FOR MORE INFORMATION PLEASE CONTACT:

CARTER WILSON, SIOR, CCIM

VICE PRESIDENT

P: 602.575.2328 | M: 480.225.1992

carter.wilson@daumcommercial.com

AZDRE #BR663255000

DAVID WILSON, SIOR, CCIM

EXECUTIVE VP / PRINCIPAL

P: 602.575.2306 | M: 602.284.2999

david.wilson@daumcommercial.com

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.

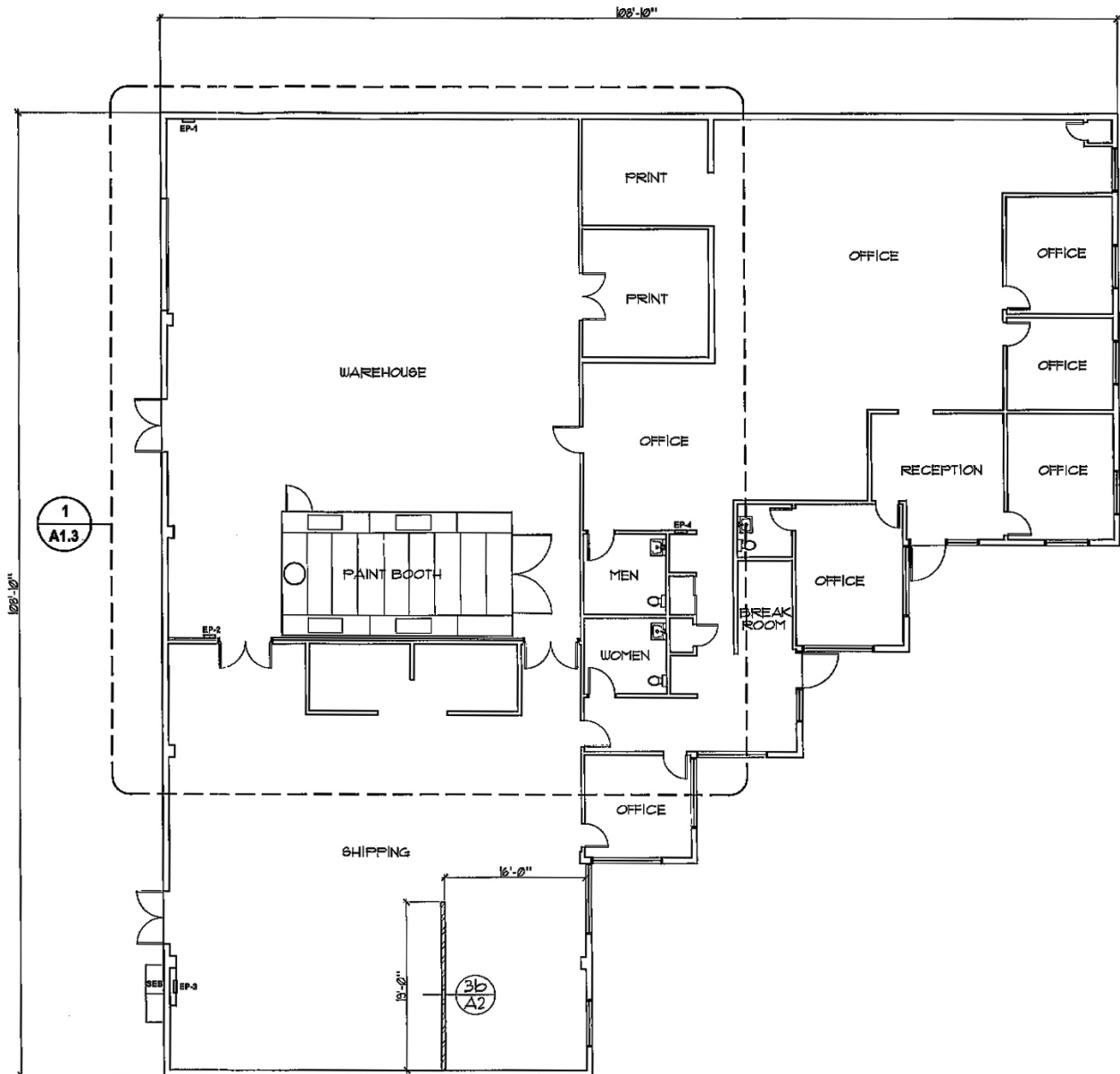
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NEAR BY DESTINATIONS

Scottsdale Airport SDL
Scottsdale Airpark
WestWorld of Scottsdale
TPC Scottsdale
McDowell Sonoran Preserve
Scottsdale Quarter
Kirkland Commons
The Promenade Scottsdale
Ice Den Scottsdale

NEARBY ANNUAL EVENTS

WM Phoenix Open
Barrett-Jackson Car Auction
Scottsdale Arabian Horse Show
Sun Circuit Quarter Horse Show
Arizona Bike Week
Good Guys Car Show
Cactus League Spring Training
McDowell Mountain Music Festival

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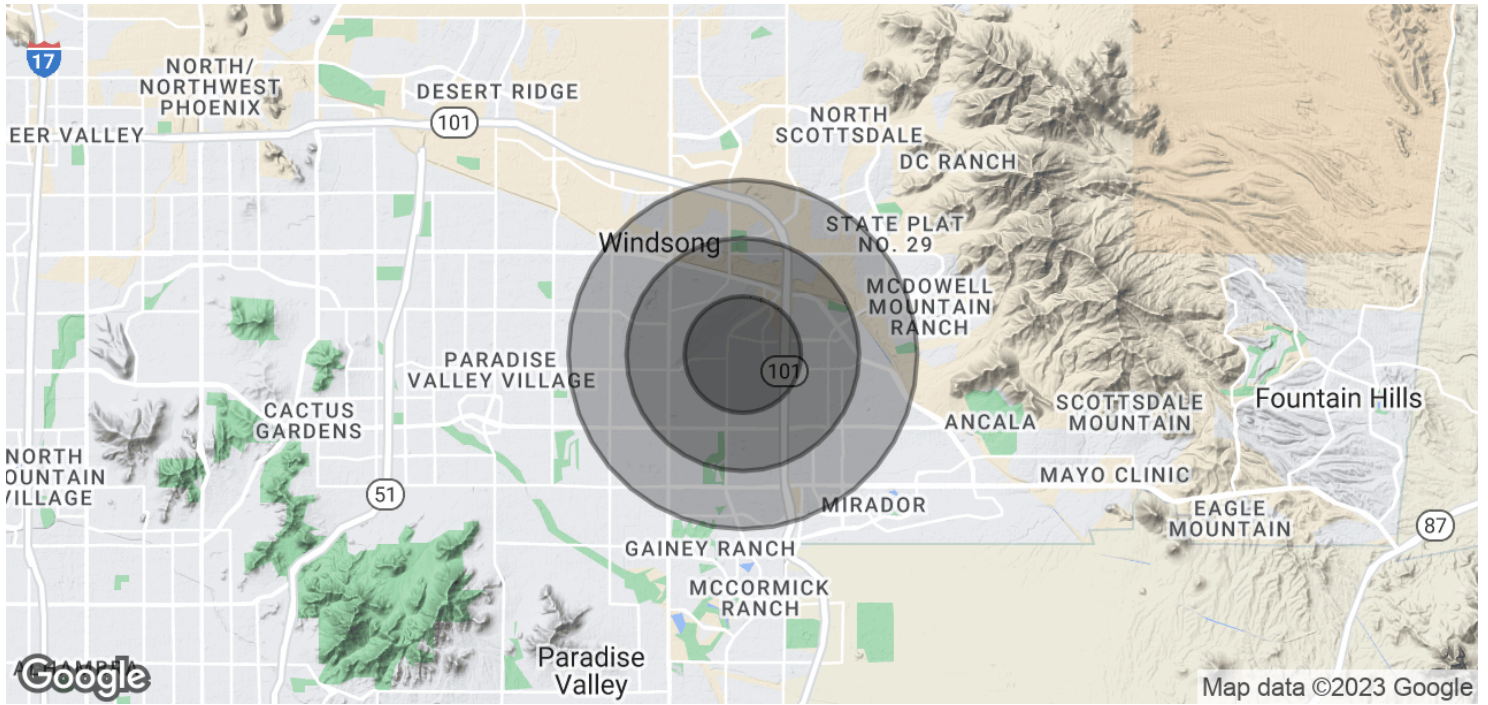
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,865	17,589	38,864
# of persons per HH	2.2	1.8	1.9
Average HH income	\$132,914	\$98,262	\$113,475
Average house value	\$615,153	\$438,467	\$485,470

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N Hayden Rd	E Gelding Dr S	20,060	2022	0.28 mi
N Hayden Rd	E Gelding Dr S	14,711	2022	0.28 mi
E Raintree Dr	N 83rd Pl E	16,597	2022	0.30 mi
N Hayden Rd	E Butherus Dr SW	22,291	2022	0.46 mi

* Traffic Count data derived from CoStar

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