

**3123** E THOMAS ROAD  
PHOENIX, AZ 85016  
OWNER/USER RETAIL

**FOR SALE**



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**LEV ROSE**  
COMMERCIAL REAL ESTATE

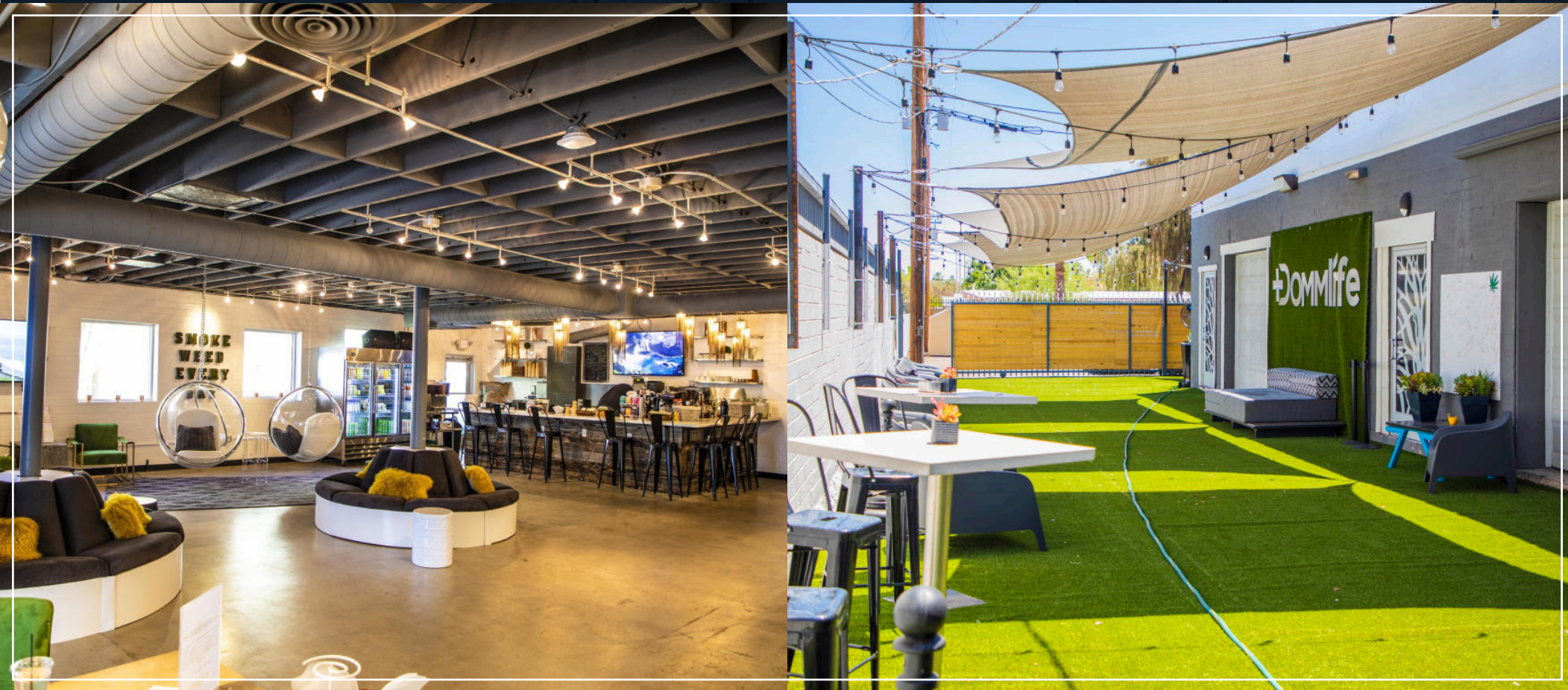
**TCN**  
COMMERCIAL  
REAL ESTATE SERVICES

# OFFERING DETAILS

<b>PROPERTY TYPE</b>	Retail
<b>SALE PRICE</b>	\$995,000
<b>PRICE/SF</b>	\$222/SF
<b>BUILDING SIZE</b>	±4,485 SF
<b>LOT SIZE</b>	±8,712 SF
<b>PARCEL</b>	120-23-063B
<b>ZONING</b>	C-2

## PROPERTY HIGHLIGHTS:

- Open creative space with patio
- Former coffee shop, lounge, and salon
- Ideal for a variety of retail or office uses
- Recently renovated
- Thomas Road frontage with monument sign





# AERIAL OVERVIEW



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	26,449	160,969	308,003
2029	28,824	175,318	336,706



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	10,618	68,254	139,989
2029	11,598	74,469	153,407



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$78,451	\$88,101	\$94,634



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	7,575	113,128	317,489



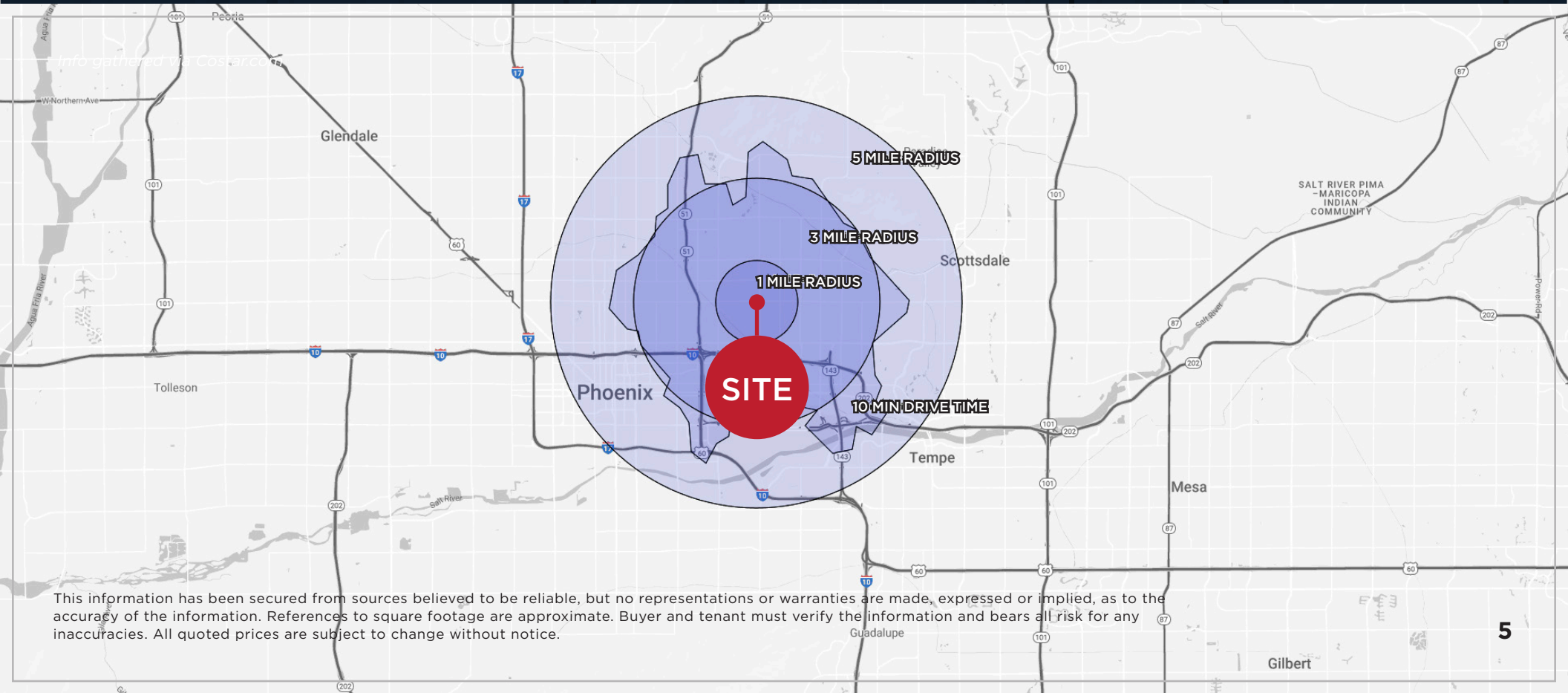
## BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	1,024	14,375	31,998



## HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$399,053	\$461,745	\$489,915



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



3123



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