

2600 E Southern Ave., B2-B3 / Tempe, AZ



Property Highlights

- \$16/SF Modified Gross
- Fully improved medical suite
- Perfect for 2-3 providers, general or specialty

medical use

- Move-in ready
- Immediate occupancy available

Area Amenities

- 2 minutes from Banner Desert and Cardon Children's Medical Centers.
- 2 minutes from Loop 101 & US-60



Tom Weinhold

Managing Director +1 602 224 4428 tom.weinhold@cushwake.com sheila.bale@cushwake.com ryan.oconnor@cushwake.com

Sheila Bale

Managing Director +1 602 224 4454

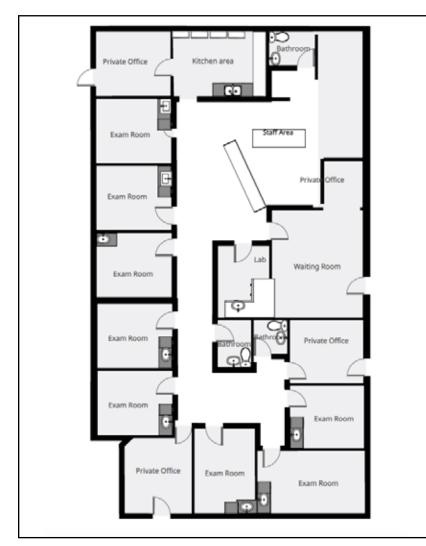
Rvan O'Connor

Senior Director +1 602 224 4453



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Floor Plan







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2555 E Camelback Rd. Suite 400 Phoenix, AZ 85016 main +1 602 954 9000 fax +1 602 253 0528 cushmanwakefield.com

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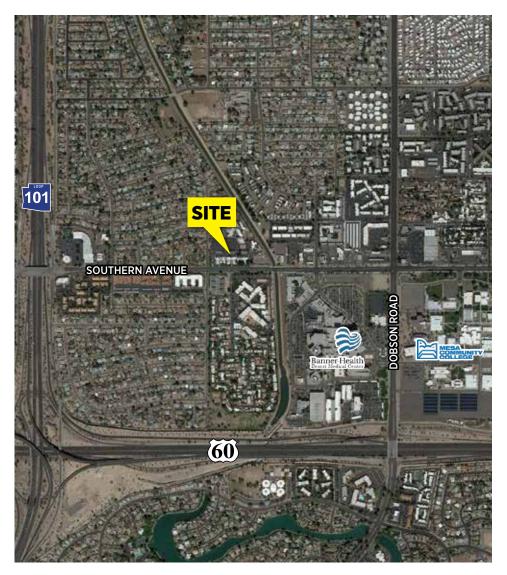
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Demographics & Traffic Counts

	3 Mile	5 Mile
Population (2018)	178,102	404,855
Projected Population (2023)	191,923	433,470
Households (2018)	73,090	157,669
Projected Households (2023)	78,678	169,165
Avg. Household Income (2018)	\$60,666	\$64,722
Projected Avg. Household Income (2023)	\$70,613	\$74,996
Median Household Income (2018)	\$45,313	\$48,833
Projected Median Household Income (2023)	\$51,409	\$54,170
Median Age (2018)	31.3 Years	30.9 Years
2018 Avg Daily Traffic for E Southern Avg :	34 000 VPD	

2018 Avg. Daily Traffic for E Southern Ave: 34,000 VPD

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