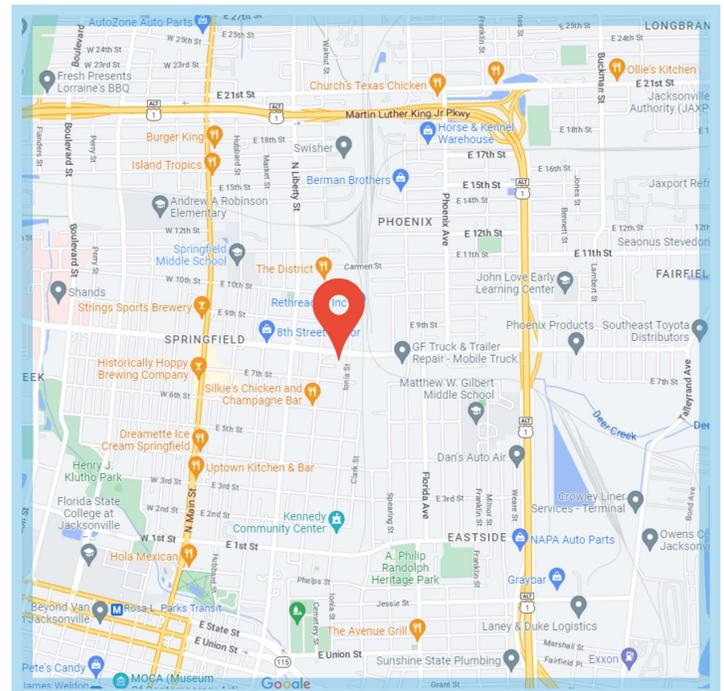




PROPERTY DESCRIPTION

- ▶ 9,279 SF Flex Warehouse / Retail Property
- ▶ Can Easily Be Separated into Two Units
- ▶ Includes Parking Area Adjacent to Building with Two Garage Bay Doors and Three Phase Power
- ▶ Zoned IL (Light Industrial)
- ▶ Building in Need of a New Roof
- ▶ 0.34 Acre Site
- ▶ Huge Upside Opportunity in Booming Historic Springfield
- ▶ Purchase Price: \$580,000





ABOUT 452 EAST 8TH STREET

This 9,729 SF warehouse is located on the corner of 8th & Ionia Street in Historic Springfield and can be easily separated into two units. The parking area adjacent to the building with two garage bay doors and three phase power is included. Huge upside opportunity in booming Historic Springfield!

INTERIOR PHOTOS





LOCATION DETAILS

- ▶ Located at the Intersection of 8th & Ionia
- ▶ Outside of the Historic District Overlay
- ▶ In Close Proximity to the Phoenix Arts District and Main Street
- ▶ 202 New Luxury MF Units Under Construction on Main Street

DEMOGRAPHICS

| POPULATION | 1-Mile | 3-Mile | 5-Mile |
|---------------------------|---------------|---------------|---------------|
| 2022 Total Population: | 14,892 | 84,912 | 216,917 |
| Median Age: | 39 | 39 | 39 |
| HOUSEHOLDS | | | |
| 2022 Total Households: | 5,391 | 34,428 | 88,134 |
| Average Household Income: | \$32,864 | \$33,313 | \$41,382 |

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