

8720 E Frank Lloyd Wright Blvd | Scottsdale, AZ 85260



**NICK MINER, CCIM**

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## PROPERTY INFORMATION

SALE PRICE: **\$5,950,000**

PRICE PER SF: **\$466.56**

CAP RATE: **5.24%**

BUILDING SIZE: **12,753 SF**

YEAR BUILT: **1998**

LAND AREA: **51,382 SF**



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## INVESTMENT HIGHLIGHTS:

- Rare North Scottsdale Investment Opportunity
- Adjacent to Loop-101 (144,485 VPD)
- Frontage on Frank Lloyd Wright Boulevard (44,646 VPD)
- Great Visibility at a High-profile Intersection
- Excellent Demographics

## DEMOGRAPHIC HIGHLIGHTS:

- Average 5-mile Household Income of \$144,167
- Total 1-mile Retail Expenditure of \$94.27M
- Average 5-mile Household Size of 2.2
- 5-mile Daytime Population of 329,788