

LAND FOR SALE

Medical Use Approved

Ideal Medical Uses: Surgery Center, Birthing Center, Veterinary, Medical Office, Dental Office, Assisted Living Veterinary



Proposed 7,841 SF ASC



4611 S. LAKE SHORE DRIVE
TEMPE, AZ 85282

Melynn Wakeman
Founder/Designated Broker

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IntegrityCRE

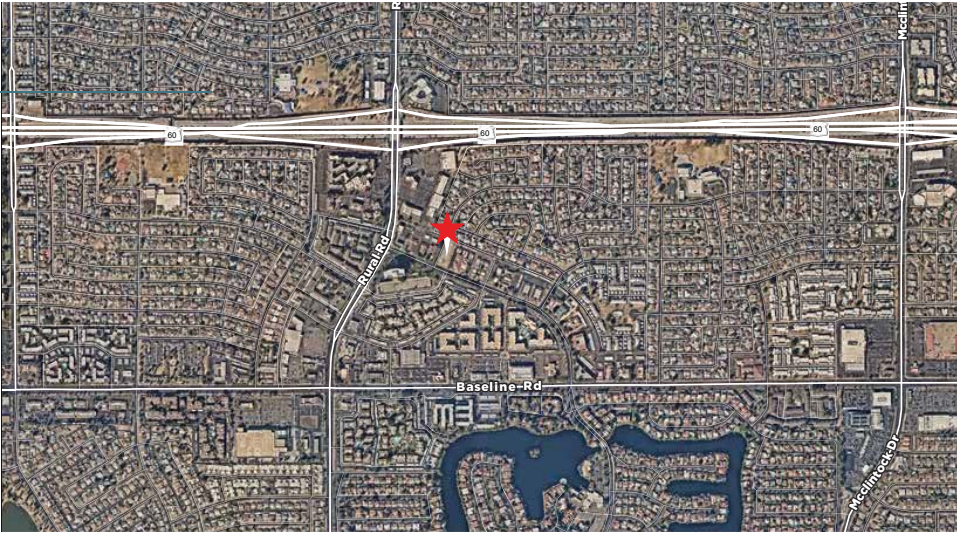
Where a Handshake
Still Means Something.

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OVERVIEW

- Address: 4611 S. Lakeshore Dr., Tempe, AZ 85282
- APN 133-38-005G
- Lot Size 34,331 SF, .79 AC
- Zoning PCC-2 City of Tempe
- Sale Price: \$795,000.
- Frontage 299' E. Carson



PROPOSED ABULATORY SURGERY CENTER



OVERVIEW

- Full set of permit ready plans that can convey separately in a bill of sale
- Proposed 7,841 SF Ambulatory Surgery Center
- State-of-the-art facility: Completed plans permit ready for purchase
- Two (2) Class C (highest rated) Operating Suites
- Six (6) Pre-Op and Recovery Space
- Medical Prep and Sterilization
- Lab Space
- Mechanical, Electrical, and Gas Storage Rooms
- Restrooms, including a shower and locker areas
- Various Staff Workstations and Offices
- Beautiful Receptions / Waiting Area



1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

2024 Population

Total Population	19,151	160,022	362,153
Median Age	33.4	30.6	32.6

2029 Population

Total Population	19,158	167,387	375,070
Median Age	35.0	32.0	34.0

2024 Income

Median Household Income	\$85,046	\$75,057	\$78,343
Average Household Income	\$106,294	\$99,341	\$103,310

2024 Housing

Total Housing Units	8,636	70,352	160,880
Total Occupied	8,118	65,709	151,388
Owner Occupied Housing Units	49.9%	42.0%	44.9%
Renter Occupied Housing Units	44.1%	51.1%	49.0%
Vacant Housing Units	6.0%	6.6%	5.9%

Source: ESRI 2024

HOSPITALS NEARBY

HONORHEALTH.

TEMPE

262 BEDS

24/7 Emergency Care



Banner Desert

549 BEDS

Inpatient and Outpatient



669 BEDS

Including 248 Pediatric beds

IntegrityCRE

SCAN ME

AVAILABLE

623.455.8484

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