

FOR SALE | LAND

Commercial Land

4221 S 16th St | Phoenix, AZ 85040

PRESENTED BY:

Don Mortensen Principal, Broker | 602.451.3684 | don@lraphx.com

LRA

Commercial Land

4221 S 16th St | Phoenix, AZ 85040

PROPERTY SUMMARY

Sale Price:	\$779,000
Lot Size:	1.18 Acres
APN #:	122-39-085
Zoning:	C-3



PROPERTY HIGHLIGHTS

- C-3 Zoning
- High Traffic & Visibility
- Many potential uses

Cross Streets: South 16th Street & East Wood Street

DON MORTENSEN
Principal Broker
C 602.451.3684
don@lraphx.com

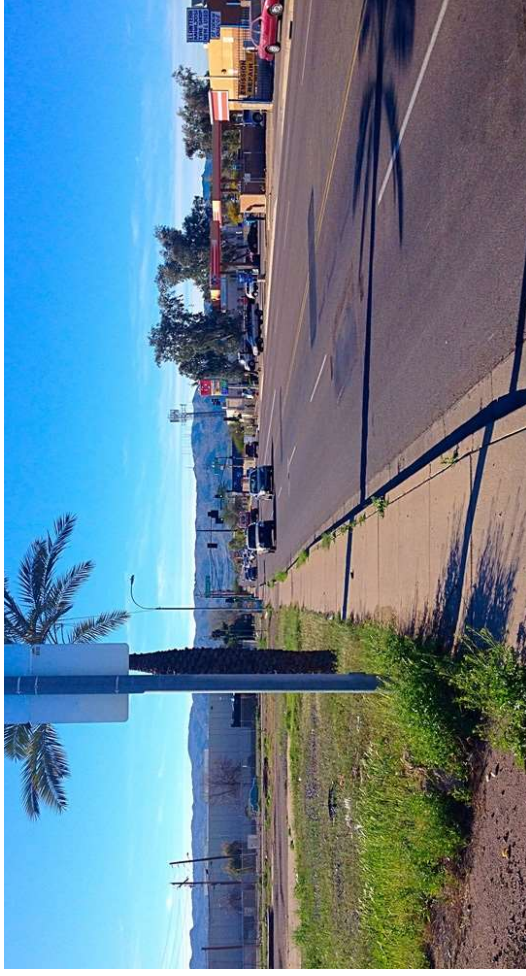


FOR SALE | LAND

Commercial Land

4221 S 16th St | Phoenix, AZ 85040

LRA



DON MORTENSEN
Principal, Broker
C 602.451.3684
don@lraphx.com

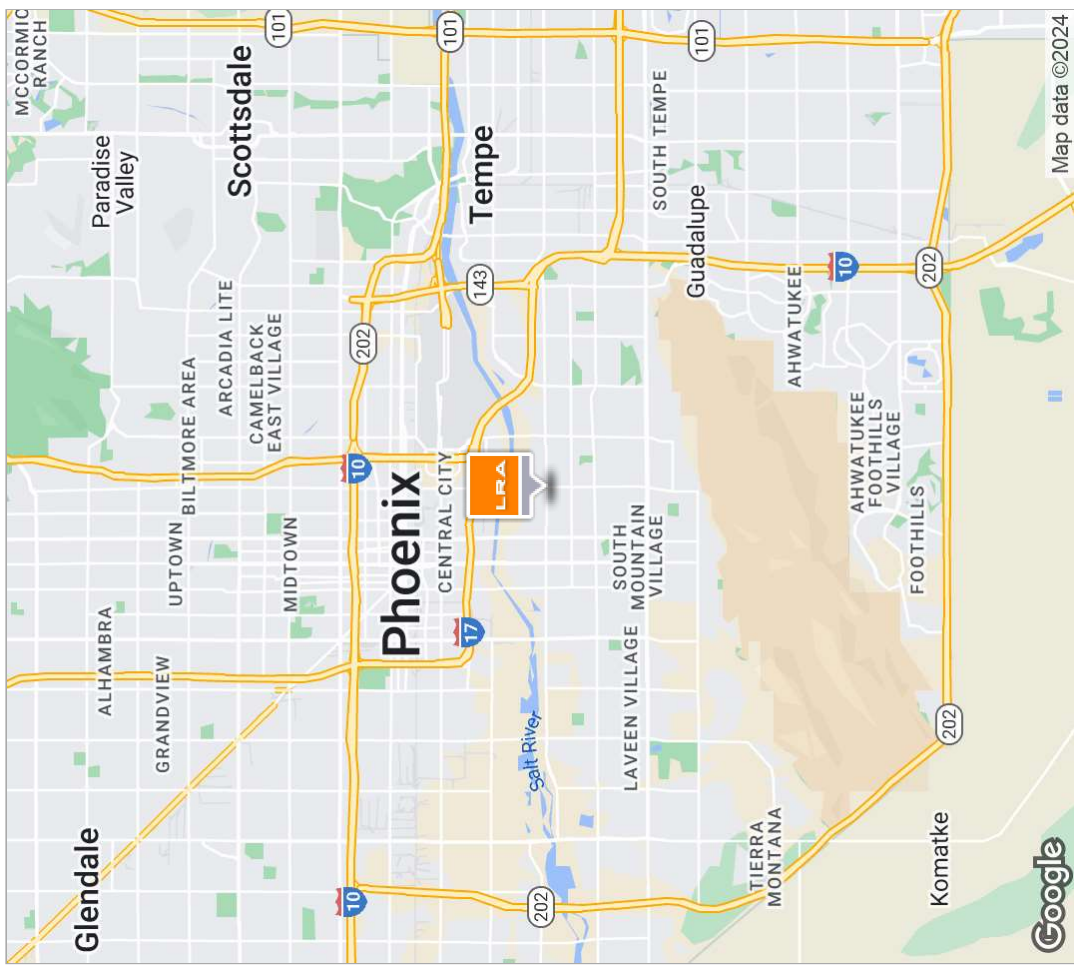
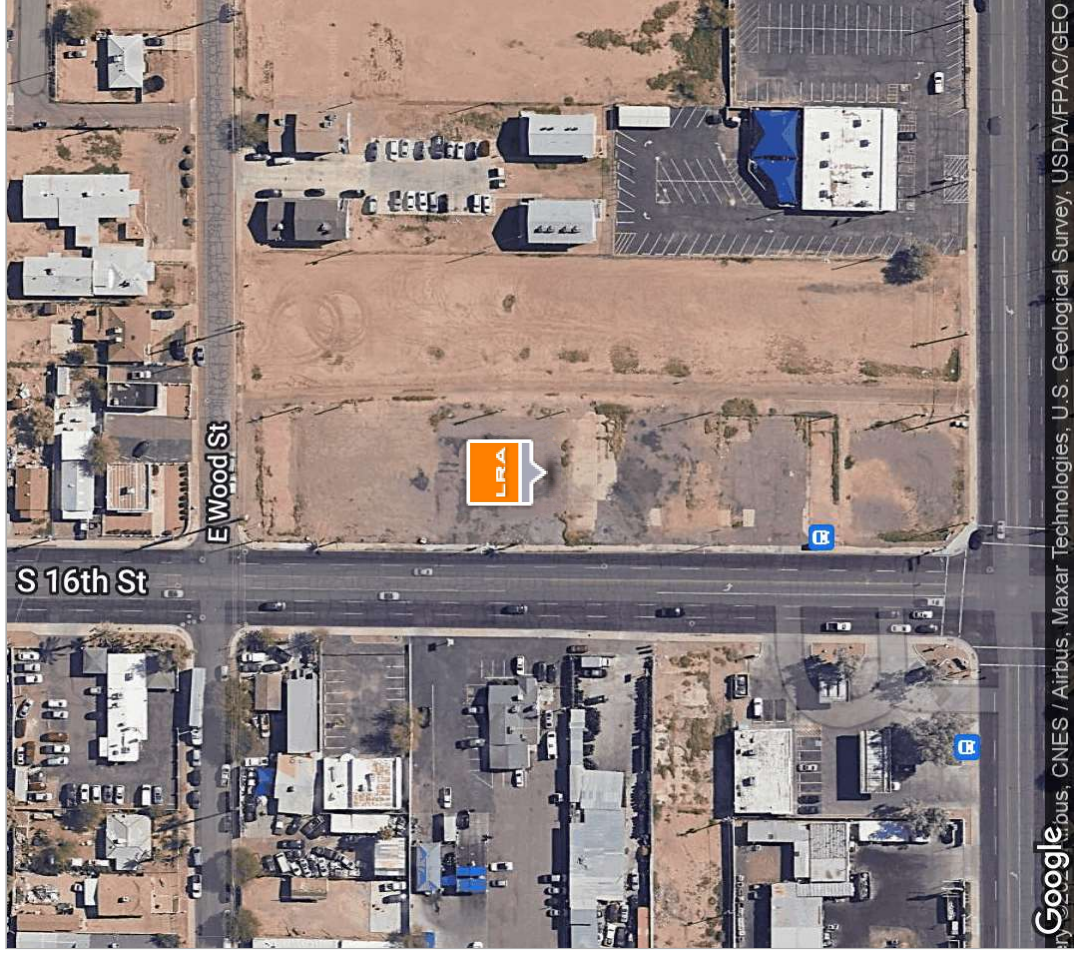
www.lrarealestate.com

LRA

FOR SALE | LAND

Commercial Land

4221 S 16th St | Phoenix, AZ 85040



DON MORTENSEN
Principal Broker
C 602.451.3684
don@lraphx.com



www.lrarealestate.com

FOR SALE | LAND

Commercial Land

4221 S 16th St | Phoenix, AZ 85040



LRA

DON MORTENSEN
Principal, Broker
C 602.451.3684
don@lraphx.com

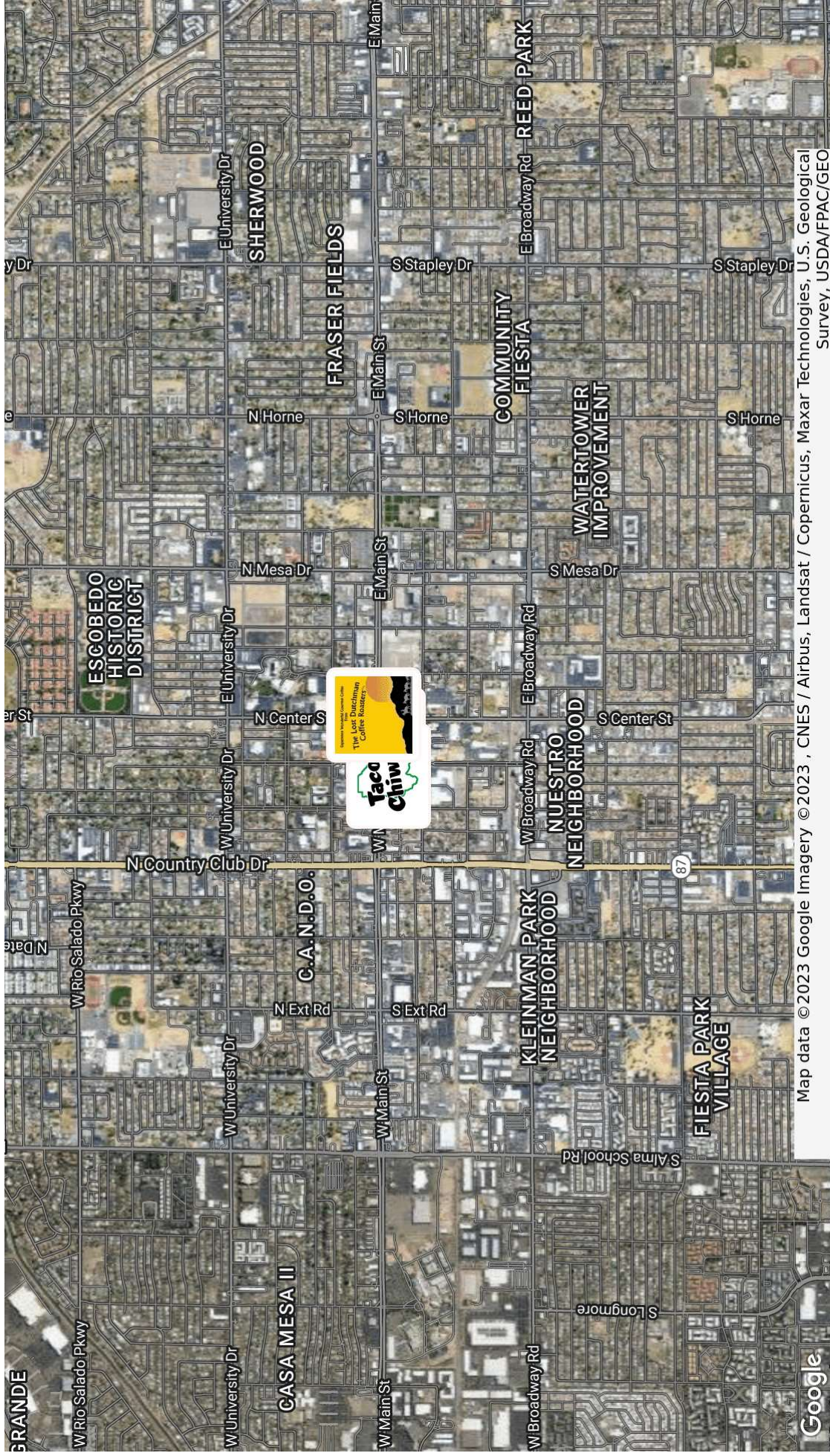
www.lrarealestate.com

LRA

FOR SALE | LAND

Commercial Land

4221 S 16th St | Phoenix, AZ 85040



Map data ©2023 Google Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DON MORTENSEN
Principal Broker
C 602.451.3684
don@lrphx.com

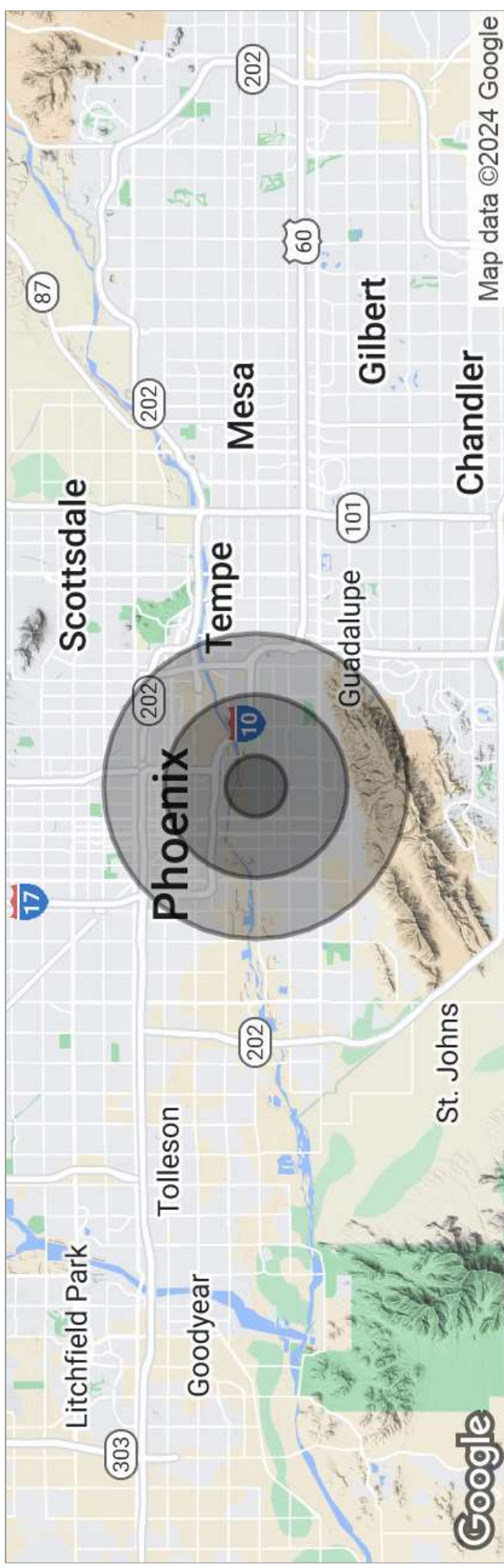
www.lrarealestate.com



FOR SALE | LAND

Commercial Land

4221 S 16th St | Phoenix, AZ 85040



	1 Mile	3 Miles	5 Miles
Total Population	9,458	77,871	214,804
Population Density	3,011	2,754	2,735
Median Age	29.0	28.7	28.9
Median Age (Male)	29.4	28.7	28.5
Median Age (Female)	29.0	28.9	29.0
Total Households	3,058	23,767	68,490
# of Persons Per HH	3.1	3.3	3.1
Average HH Income	\$39,481	\$45,703	\$45,139
Average House Value	\$169,582	\$201,433	\$230,027

* Demographic data derived from 2020 ACS - US Census

DON MORTENSEN
 Principal Broker
 C 602.451.3684
 don@lraphx.com



www.lraestate.com