



**FOR LEASE | LAND**

# Industrial Lot Near Airport

26 S 41st Place | Phoenix, AZ 85034

PRESENTED BY:

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## OFFERING SUMMARY

Lease Rate:	\$1,900.00 per month (MG)
Available SF:	0.17 Acres
Lot Size:	0.17 Acres
Zoning:	A-1 Light Industrial
Market:	Phoenix
Submarket:	Airport Industrial

## PROPERTY OVERVIEW

\$1,900/month, Storage Lot perfect for contractors, yard maintenance, materials, etc. Zoned A-1 Light Industrial, this is a hard to find clean lot near Airport; fenced, roll gate, electrical box in back of lot. Across street from the Airport SkyTrain entrance. No water/Rest Room on site, but you can use the clean public restroom in the Light Rail connect station across the street to the East.

## LOCATION OVERVIEW

### Subject Property Location

The subject property is located at 26 S 41st Place in the City of Phoenix, Maricopa County, Arizona. The subject property is just North of SkyHarbor Airport and is a very good location with respect to commercial services, thoroughfares and public transportation. Appeal of the area is very good and in redevelopment in terms of industrial and commercial use. The subject benefits from busy commuter and local traffic along Washington Street. The area is anticipated to experience growth in the foreseeable future due to its location on the light rail. Cities along the light rail are now allowing new 'Walkable Urban' zoning, which generally allows up to 5 stories in new construction along the light rail corridor.

### Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business



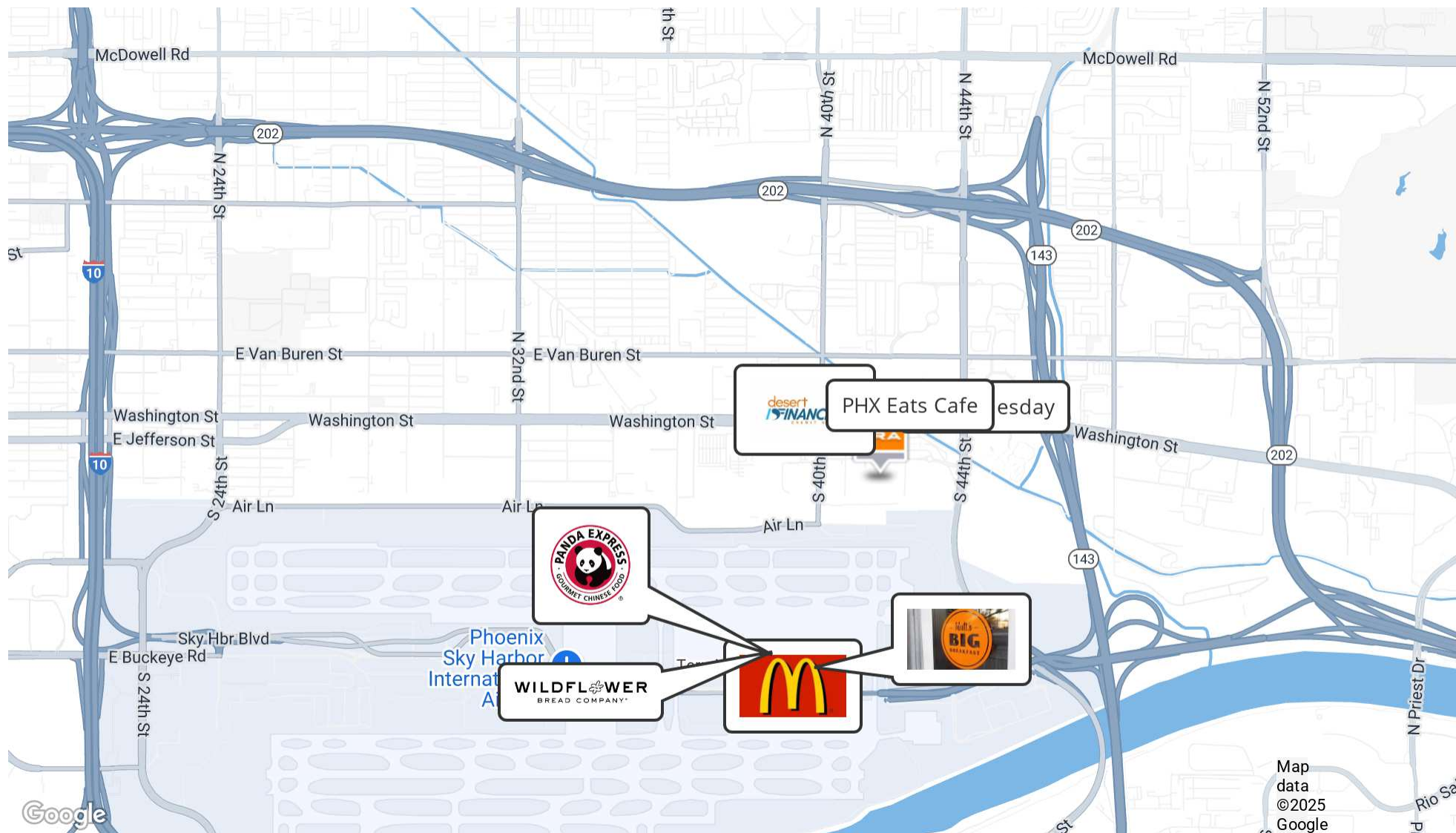
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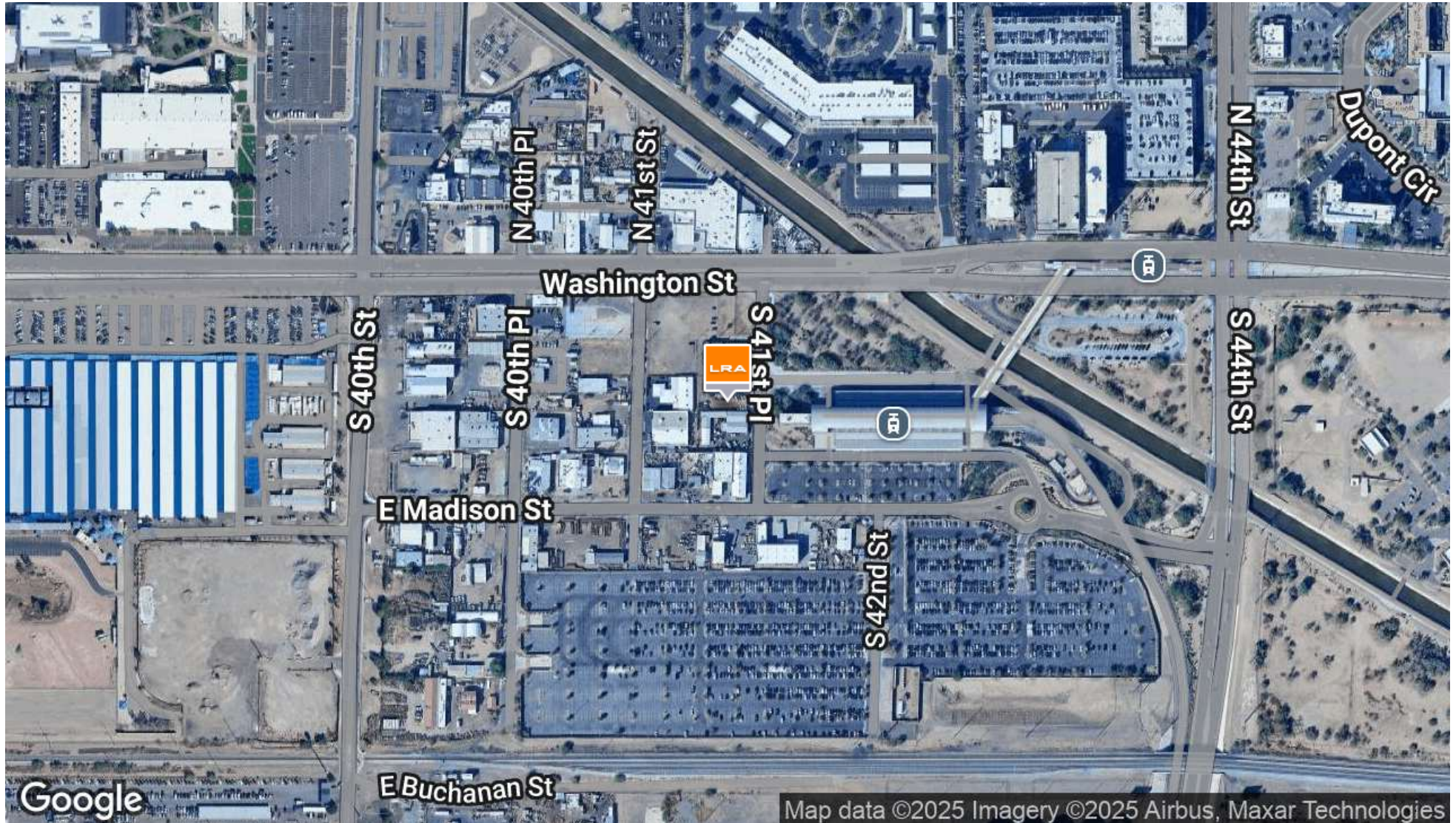
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	7,646	268,734	1,001,554
Median age	26.0	30.8	33.8
Median age (Male)	26.8	30.4	33.3
Median age (Female)	25.2	31.1	34.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,710	101,556	390,884
# of persons per HH	2.8	2.6	2.6
Average HH income	\$42,379	\$57,290	\$67,802
Average house value		\$354,631	\$351,840

\* Demographic data derived from 2020 ACS - US Census