

# FIT DISTRICT

3624 E. Bell Road | Phoenix, AZ 85032



900 SF Available



**CAPITAL ASSET MANAGEMENT**

2701 E. Camelback Rd. • Suite 170 • Phoenix, AZ 85016

**NATALIE JAAFAR**

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# PROPERTY SUMMARY

## PROPERTY HIGHLIGHTS

- 900 SF Available
- More than 122,000 VPD on Bell Road & SR-51 Hwy
- Average Household Income - \$69,962 in a 3 mile radius
- 3 Star Retail Freestanding

## TRAFFIC COUNTS

N SR-51 Hwy: 27,278 VPD  
S SR-51 Hwy: 36,293 VPD

E Bell Road: 39,594 VPD  
W Bell Road: 43,763 VPD

## NEARBY TENANTS

**BakerBros**  
area rugs & flooring • since 1945



# SITE MAP



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Populaon	19,350	141,829	336,647
Average Age	38.3	37.5	38.1
Average Age (Male)	36.4	35.8	36.6
Average Age (Female)	39.6	38.8	39.2



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$69,209	\$69,962	\$73,343
Average House Value	\$196,172	\$192,629	\$212,401



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	7,858	56,937	136,537
# of Persons per HH	2.5	2.5	2.5



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Dayme Pop	10,714	66,743	174,229
Workers	6,687	33,922	103,335
Residents	15.7	23.4	18.7



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	5,701	56,591	121,663
2028 Households	6,253	61,803	132,249

