

C-2 Zoned PAD on CAMELBACK ROAD for SALE or GL

1521 W. Camelback Road, Phoenix, AZ | SWC Camelback Rd & 15th Ave



D **DIVERSIFIED PARTNERS**
 Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	25,038	193,209	488,497
PROJECTED POPULATION (2029)	25,783	195,926	498,369
AVERAGE HOUSEHOLD INCOME	\$95,389	\$103,362	\$101,871
DAYTIME POPULATION	13,011	149,657	407,305
MEDIAN AGE	33.7	33.5	33.4
ESTIMATED HOUSEHOLDS	11,228	79,413	194,104



traffic counts: W. Camelback Rd | **33,861 VPD** • N. 15th Ave | **9,533 VPD**

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property highlights

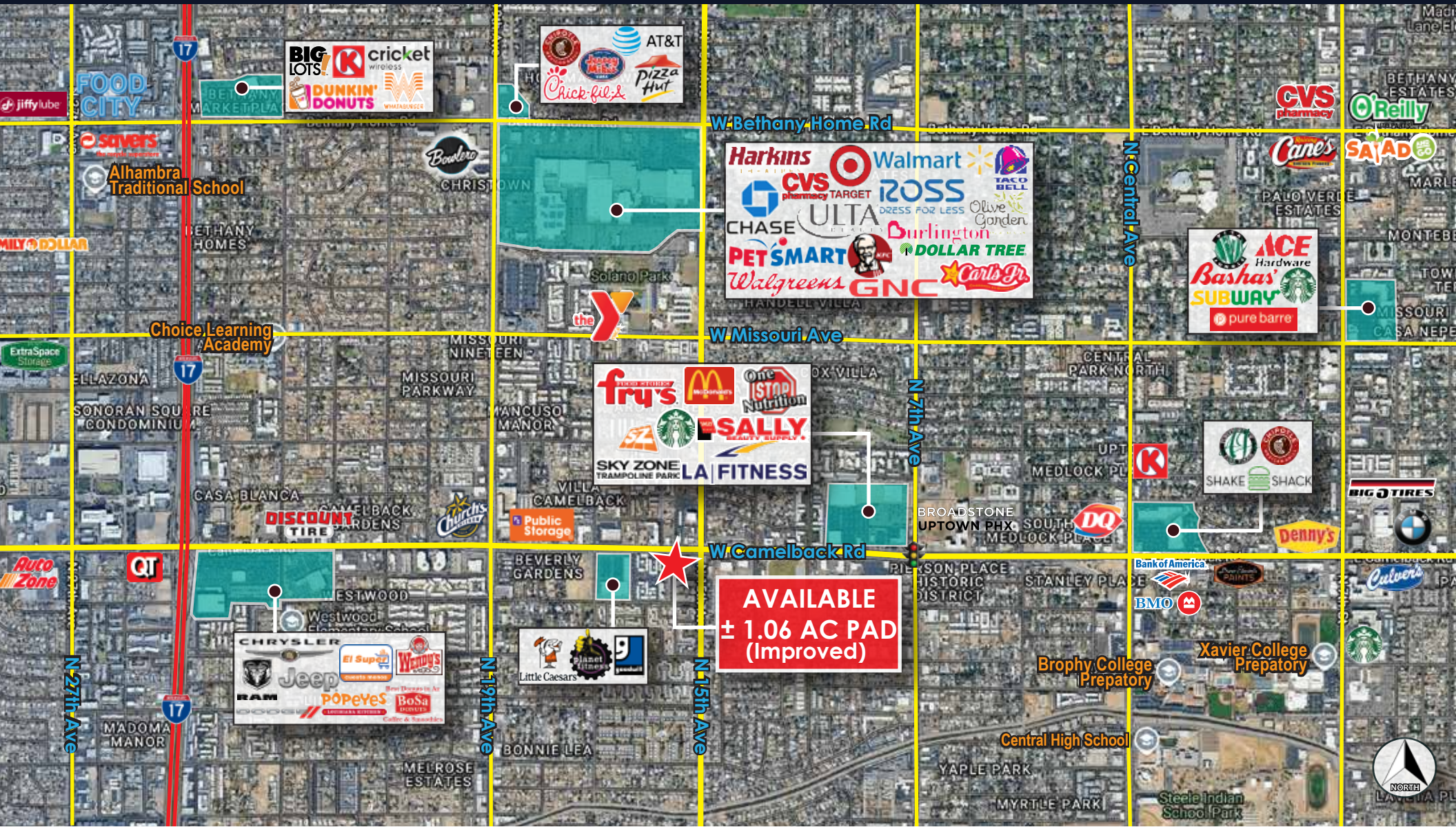
- ± 1.06 Acre improved PAD with existing signage on Camelback Road
- Access on both Camelback Road & 15th Avenue
- 1 mile east of I-17
- Heavily trafficked intersection with approximately 43,000 vehicles per day
- Extremely dense trade area with a population of 476,667 within a 5-mile radius



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AVAILABLE
± 1.06 AC PAD
(Improved)

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