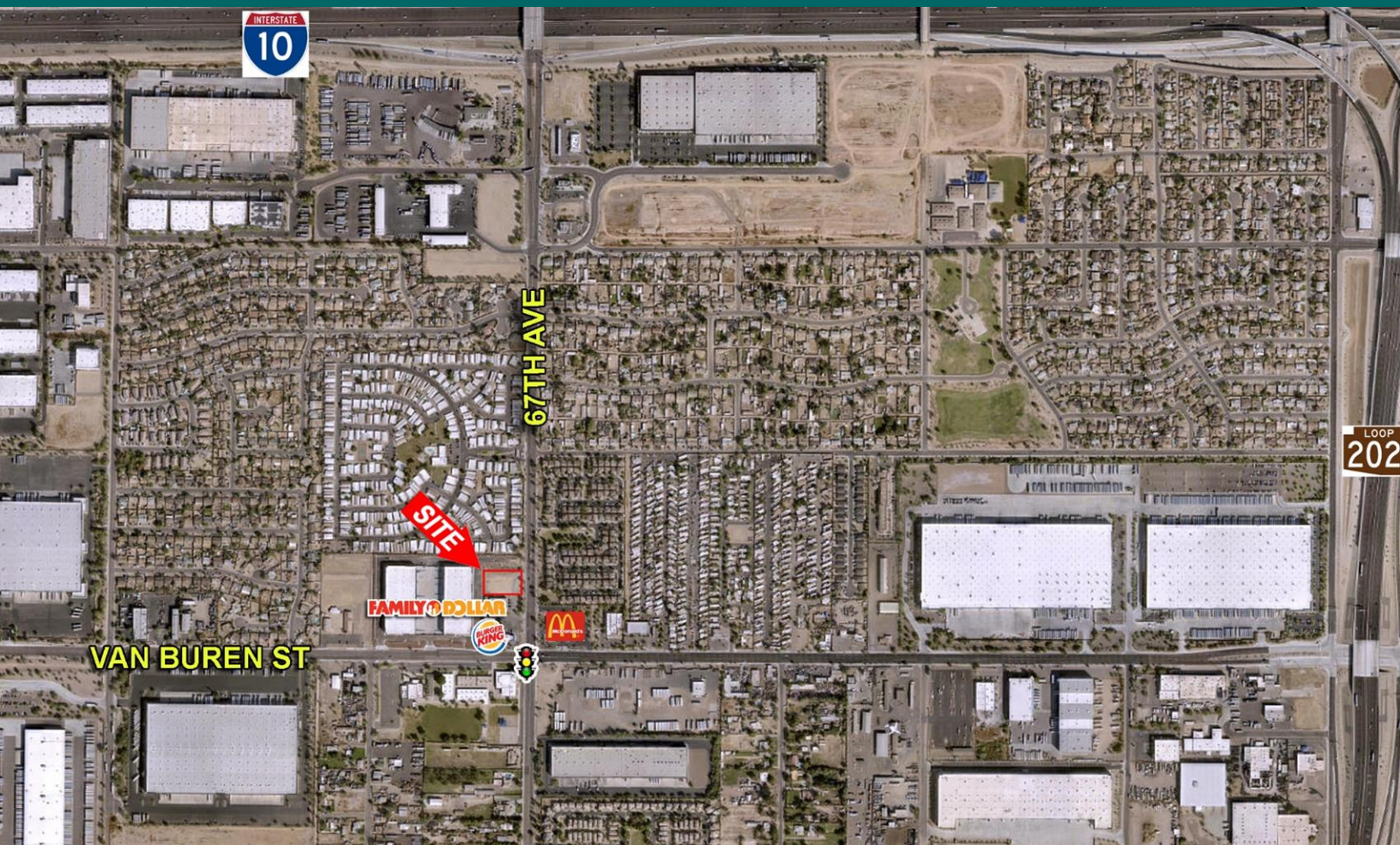


C-2 PAD FOR SALE

NNWC of 67th Ave & Van Buren St, Phoenix, AZ



PROPERTY HIGHLIGHTS

- 37,729sf development ready pad
- Zoned C-2, City of Phoenix
- Join Family Dollar, Burger King and brand new industrial.
- Unique trade area with mixed customer base including employment, residential, industrial and education
- Cross access with BK and FD with driveway installed
- Contact Broker for pricing

DEMOGRAPHICS

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
Population	27,100	208,000	486,000
Median Income	50,000	59,700	61,800
Employees	18,700	149,000	355,000

TRAFFIC VOLUMES

67th Avenue	26,979 cars per day
Van Buren Street	16,060 cars per day

E M P I R E
COMMERCIAL REAL ESTATE

Contact: Steve Parsons, Broker

Cell: 602-321-9555

sparsons@empirecommercial.com

C-2 PAD FOR SALE

