

43RD & DUNLAP AVE

FOR SALE: 1,755 SF RETAIL BLDG ON 12,197 SF LOT



DUNLAP AVENUE - 33, 678 AADT

SUBJECT PROPERTY

POTENTIAL ASSEMBLAGE 0.48 AC



# 4245 WEST DUNLAP AVENUE

PHOENIX, ARIZONA 85051

|                                     |                       |               |                |                |
|-------------------------------------|-----------------------|---------------|----------------|----------------|
| 1,755 Square Foot Retail Building   | <b>DEMOGRAPHICS</b>   | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| 12,197 Square Foot Lot (0.28 Acres) | MEDIAN AGE:           | 37.4          | 35.8           | 34.8           |
| Sale Price: \$600,000               | POPULATION:           | 21,826        | 189,716        | 491,998        |
| Monument Signage                    | AVERAGE HH INCOME:    | \$91,684      | \$78,312       | \$83,232       |
| Zoned C-1                           | <b>TRAFFIC COUNTS</b> | <b>AADT</b>   |                |                |
| 80' of Frontage on Dunlap Avenue    | 43RD AVE:             | 39,848        |                |                |
| Close Proximity to I-17             | DUNLAP AVE:           | 33,678        |                |                |
| Dense Infill Area                   | <b>YEAR BUILT</b>     | 1972          |                |                |
| Strong Traffic Counts               | <b>ZONING</b>         | C-N           |                |                |
|                                     | <b>APN</b>            | 150-14-004B   |                |                |

**Matt Harper, CCIM**

**Leah Motsinger**

Senior Vice President

Senior Associate

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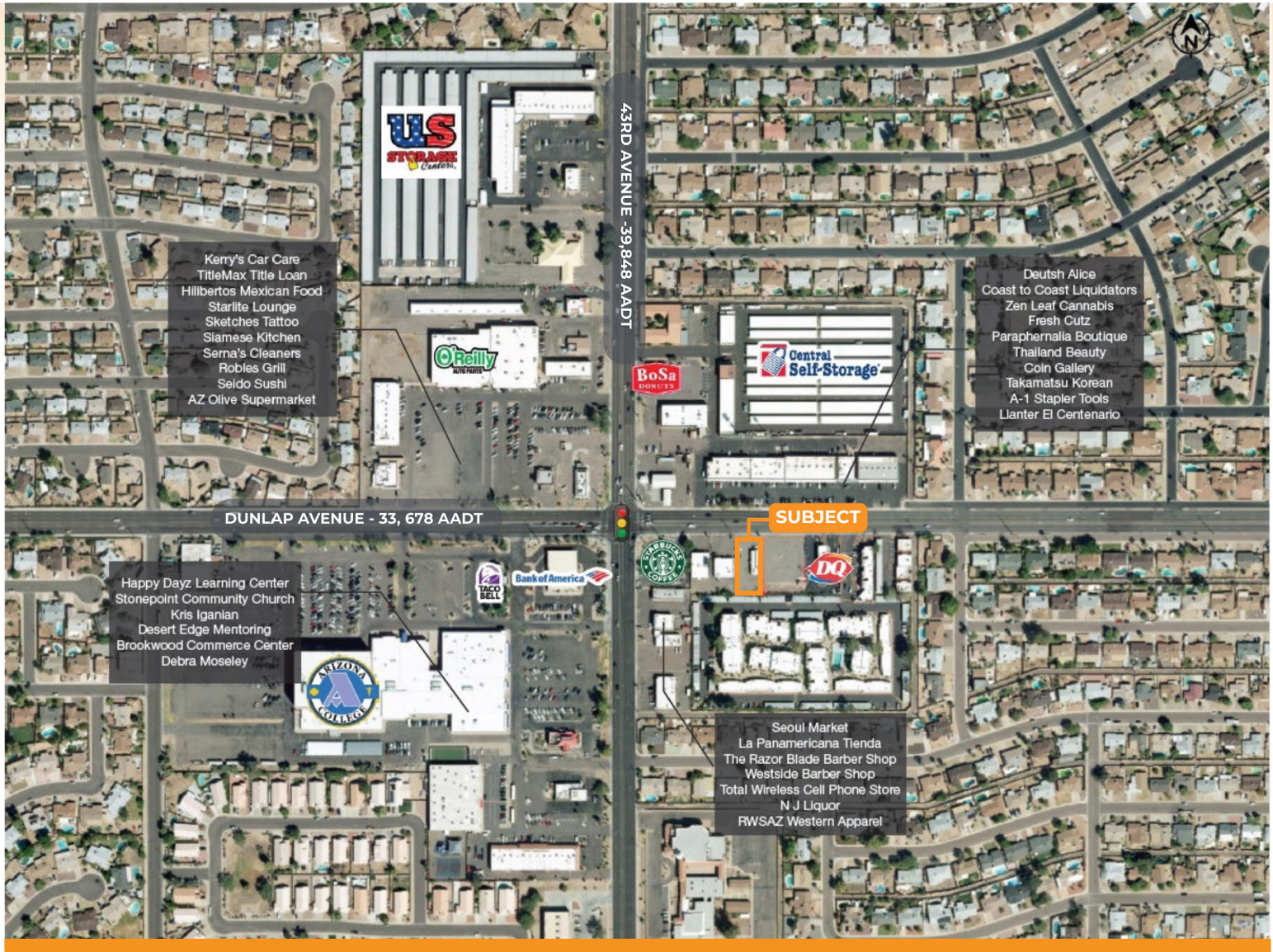
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