

1.06 ACRES (45,957 SQUARE FEET)

INDUSTRIAL LOT AVAILABLE FOR LEASE



3532-3540 **WEST BUCKEYE ROAD**
PHOENIX, ARIZONA 85009

FOR LEASE: \$5,500/MO + NNN

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COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

\$5,500/month + NNN

A-1 Zoning

Strong Traffic Counts

Adjacent to Circle K

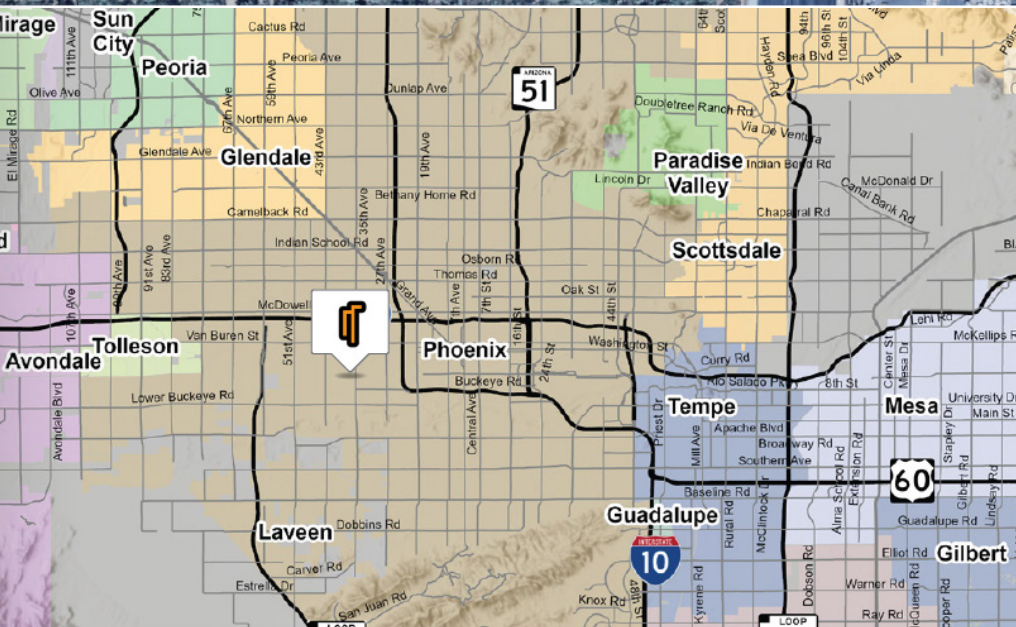
Gated & Secured

Buckeye Road Frontage

Dense Infill Area

Great Proximity to I-10 & I-17

APN # 106-25-087H & 106-25-087J



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	31.3	31.4	31.7
POPULATION:	6,538	76,410	158,626
AVERAGE HH INCOME:	\$61,597	\$66,824	\$84,245

TRAFFIC COUNTS	VPD
N 35TH AVE:	31,926
W BUCKEYE RD:	30,743

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

AERIAL MAP

INDUSTRIAL LOT FOR LEASE

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