

# ROUTE 66 PAD AVAILABLE - ±1.4 AC



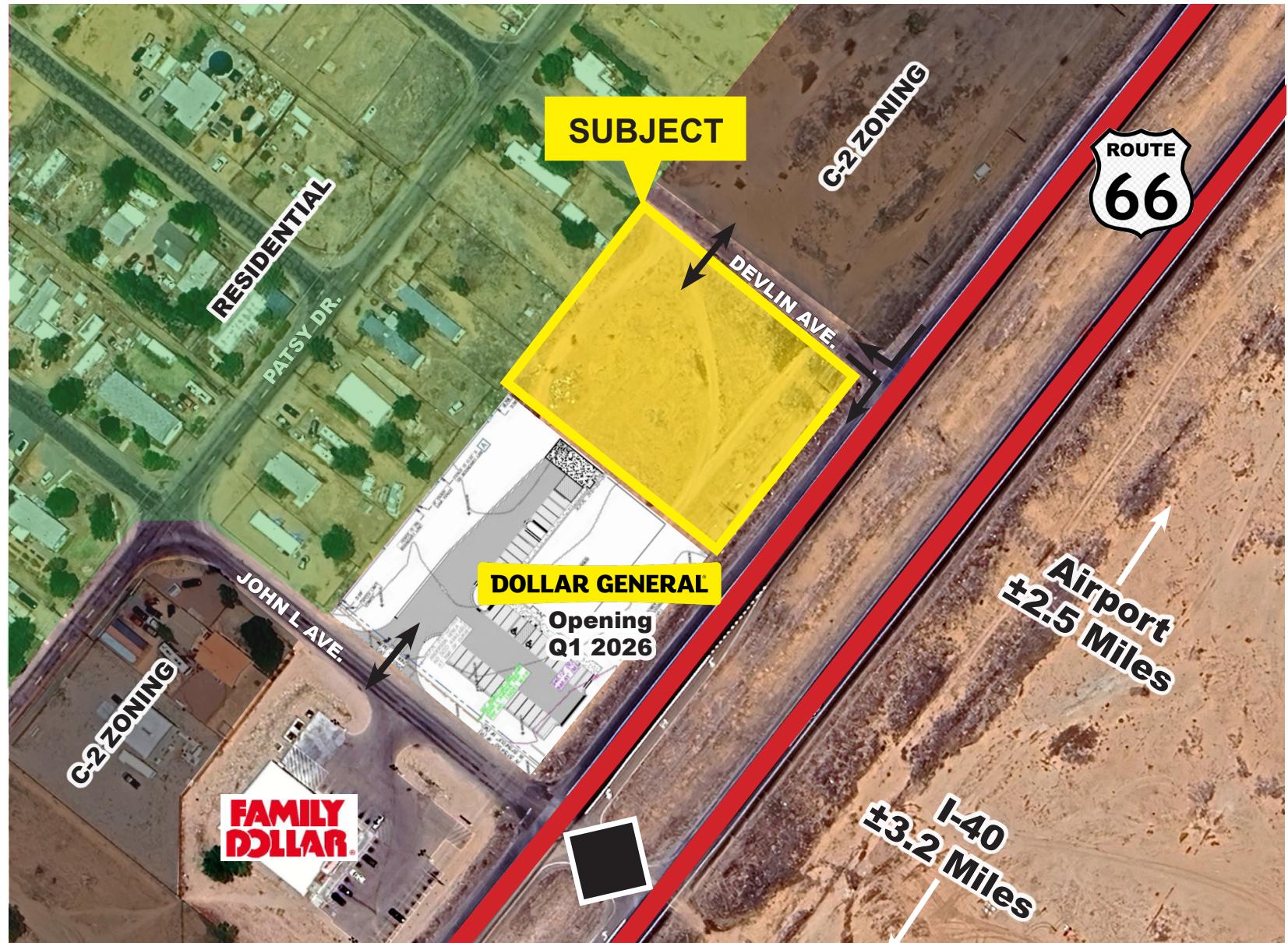
U.S. HIGHWAY 66 & DEVLIN AVE | SWC | SALE OR LEASE BTS

MARK T. BRAMLETT

602.834.3111

[mbramlett@leearizona.com](mailto:mbramlett@leearizona.com)

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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**MARK T. BRAMLETT**  
602.834.3111  
[mbramlett@leearizona.com](mailto:mbramlett@leearizona.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 2025 NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	NUMBER OF HOUSEHOLDS
<b>1 MILES</b>	5,357	\$56,928	3,540	2,262
<b>3 MILES</b>	20,060	\$70,638	16,823	8,384
<b>5 MILES</b>	48,890	\$76,516	42,386	20,352

## COMMENTS

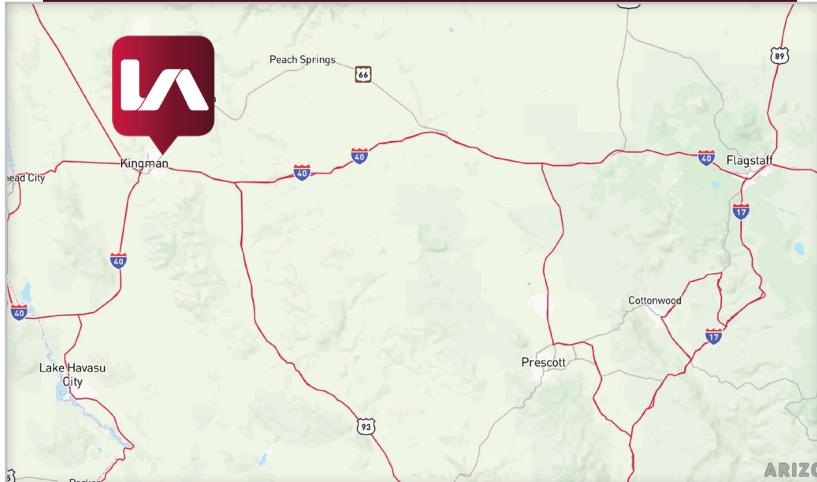
- Highway Frontage
- Neighboring tenants: Dollar General and Family Dollar
- Ready to build commercial lot with utilities to the site or in the street

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**SALE OR LEASE (BTS)**

**PROPERTY**

**±1.4 ACRES**

**LOT SIZE**

**C-2**

**ZONING**