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FOR SALE | LAND

654 W Camelback Rd

654 W Camelback Rd | Phoenix, AZ 85013

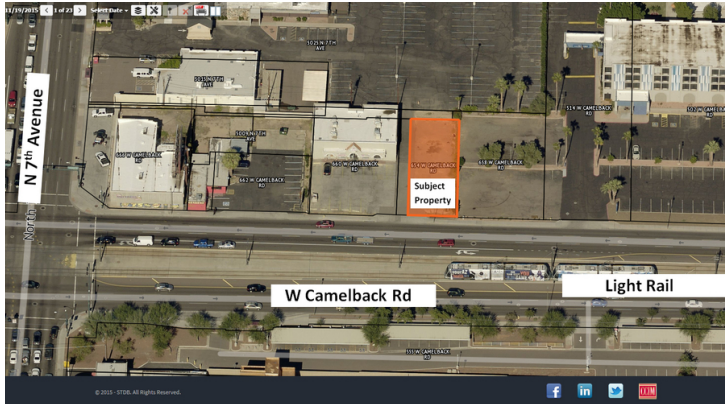
PRESENTED BY:

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PROPERTY OVERVIEW

For Sale or For Lease (ground lease). Small strategic lot on Camelback corridor. Adjacent to a hotel next door that is being remodeled.

PROPERTY HIGHLIGHTS

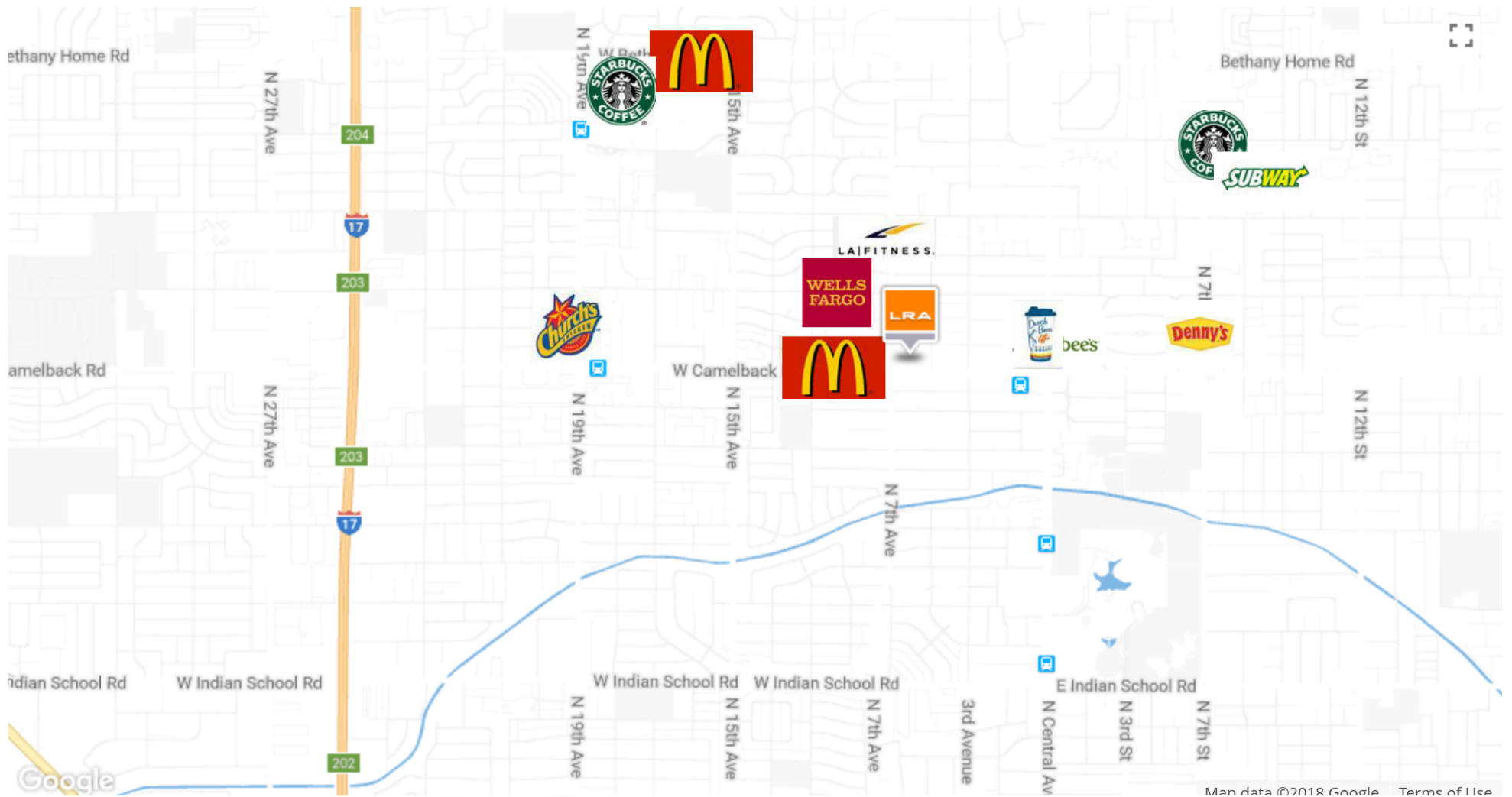
- For Sale or For Lease (ground lease)
- Strategic lot on 7th Ave & Camelback
- C-2 Zoning

PROPERTY SUMMARY

Sale Price:	\$375,000
Lot Size:	0.11 Acres
APN #:	162-26-007B
Zoning:	C-2, Intermediate Commercial
Market:	North Central Phoenix
Sub Market:	Camelback Corridor
Cross Streets:	Camelback & 7th Ave

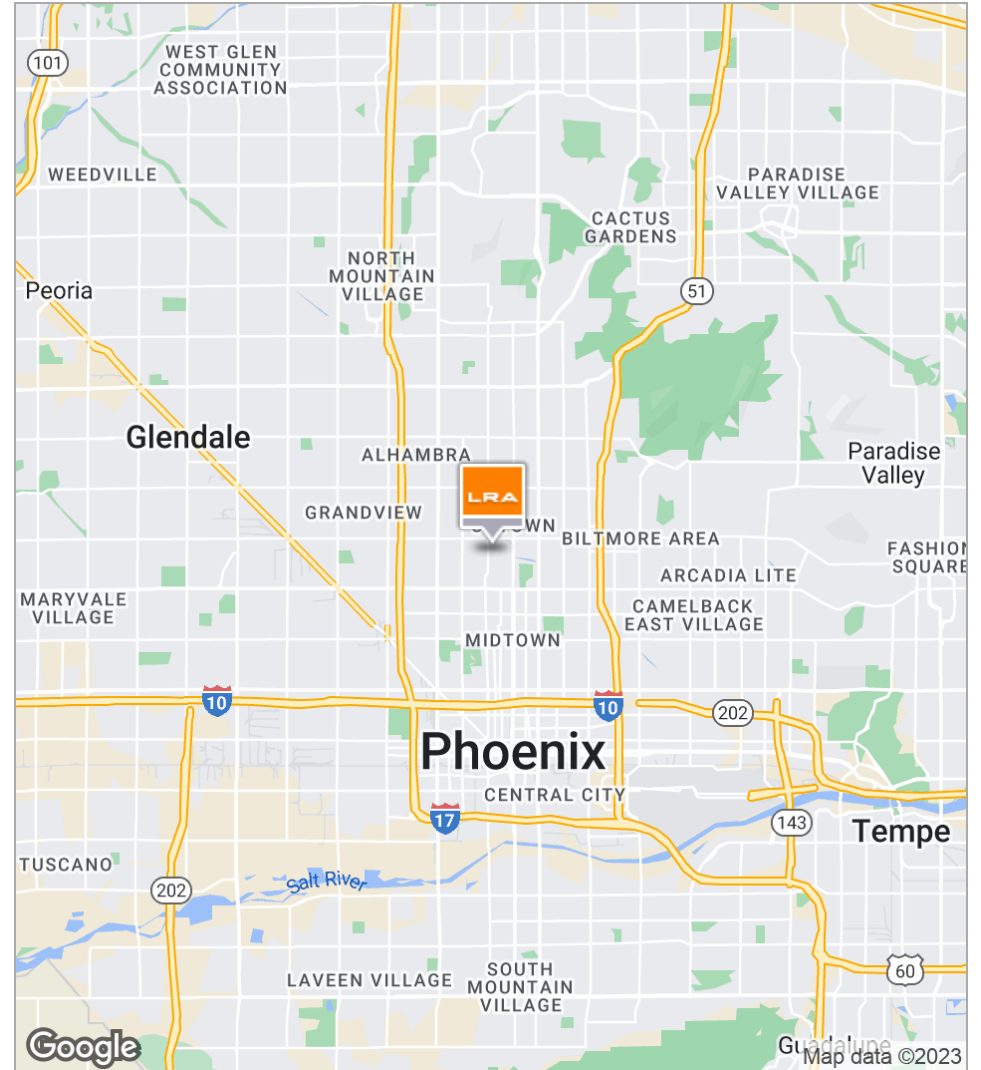
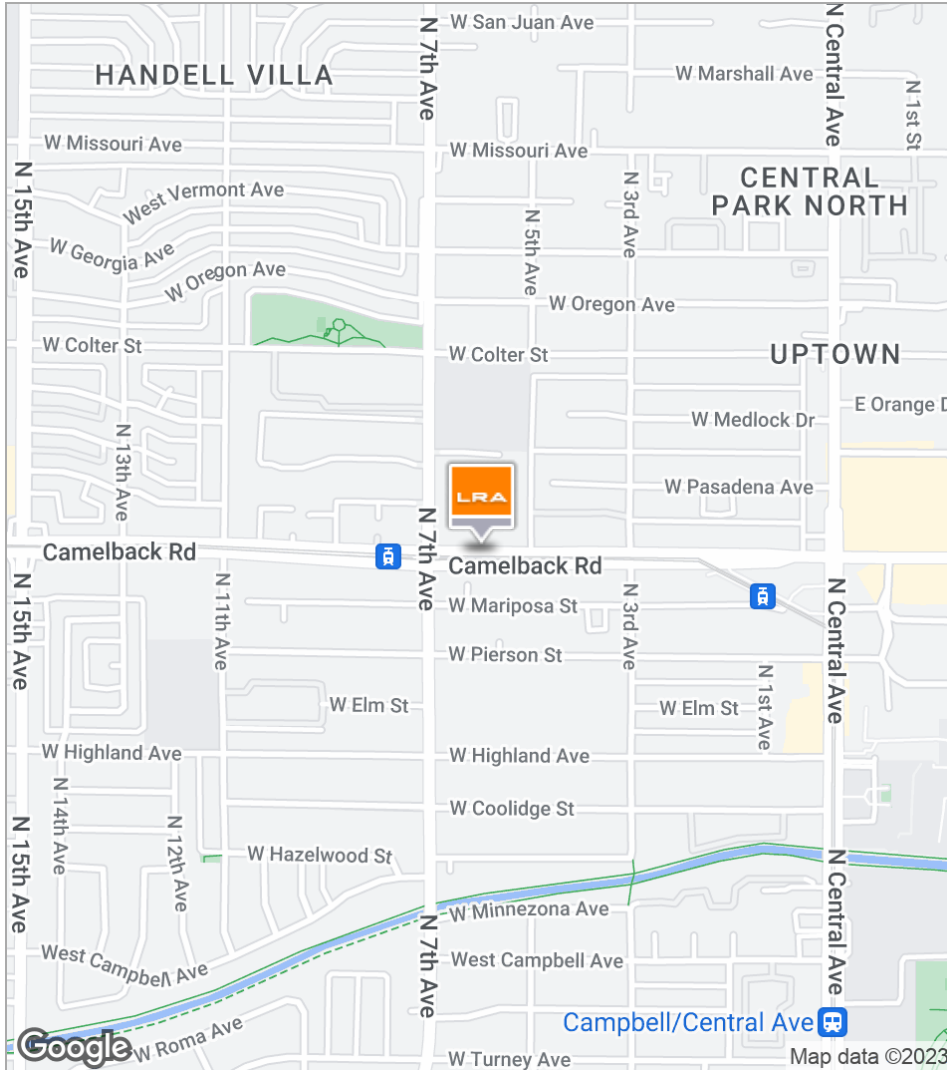
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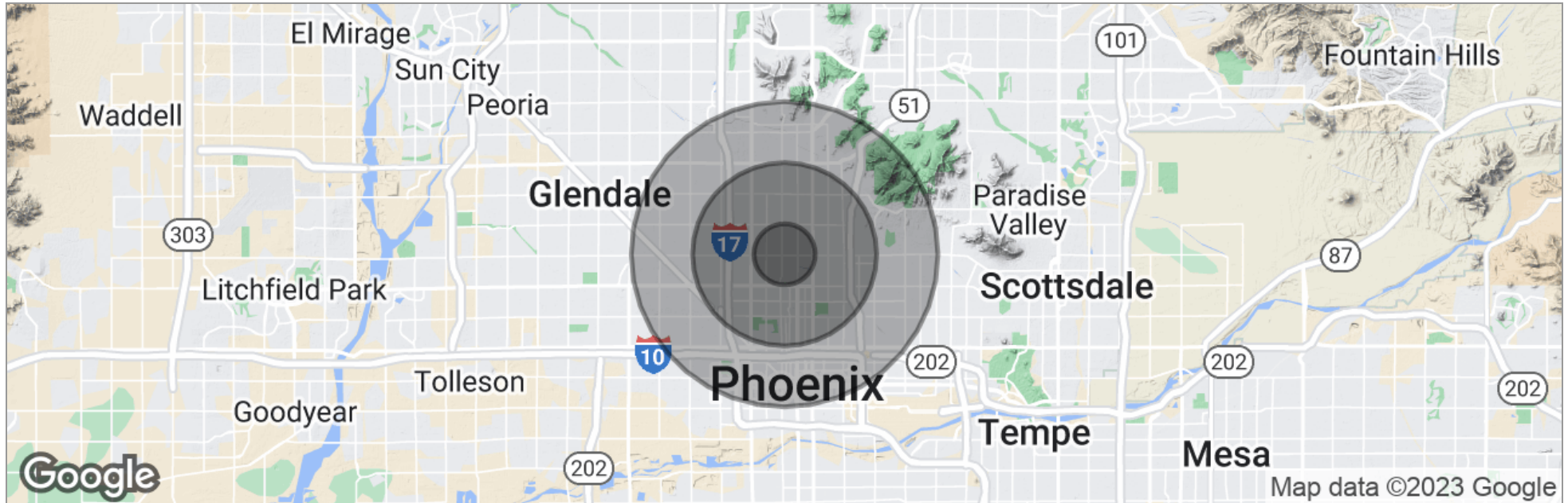
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	1 Mile	3 Miles	5 Miles
Total Population	17,989	172,802	427,009
Population Density	5,726	6,112	5,437
Median Age	35.4	33.9	32.6
Median Age (Male)	36.4	33.9	32.2
Median Age (Female)	35.7	34.2	33.1
Total Households	7,717	69,709	160,664
# of Persons Per HH	2.3	2.5	2.7
Average HH Income	\$55,494	\$60,021	\$55,218
Average House Value	\$486,455	\$344,545	\$309,909

* Demographic data derived from 2020 ACS - US Census