

# Hard-Corner Convenience Store

4002 E. McDowell Road | Phoenix, AZ 85008

High-visibility freestanding retail with strong traffic and value-add.

**Ismail Abushanab**

(602) 284-0469

ismail.azrealtor@gmail.com

License #: BR699612000



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## PROPERTY OVERVIEW

Asking Price	\$1,895,000
Building Size	±2,400 SF (Existing Convenience Store)
Lot Size	±15,769 SF
Zoning	C-2 (Intermediate Commercial)
Tenancy	Month-to-Month (Prior lease expired 11/2025)
Frontage	±120 FT on N 40th St   ±130 FT on E McDowell Rd

### True Hard-Corner Retail Opportunity

Offered for sale is a freestanding ±2,400 SF convenience store located on a true hard corner at North 40th Street and East McDowell Road in East Phoenix. The property sits on a ±15,769 SF lot with excellent frontage of ±120 feet on 40th Street and ±130 feet on McDowell Road, providing strong visibility, access, and signage exposure.



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## TRAFFIC & ACCESS

- E McDowell Rd: ~32,000+ vehicles per day
- N 40th St: ~16,000+ vehicles per day
- Approximately 10 minutes (3.9 miles) to Phoenix Sky Harbor International Airport
- Quick access to I-10 and Loop 202

## LOCATION ADVANTAGES

- East Phoenix / Arcadia-adjacent corridor
- Dense surrounding residential neighborhoods
- Strong commuter traffic between East Phoenix, Scottsdale, and Downtown Phoenix
- Established retail corridor with long-term demand



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## VALUE-ADD FLEXIBILITY WITH STRONG TRAFFIC AND ACCESS

The property is **zoned C-2 (Intermediate Commercial)** and the existing tenant is **month-to-month**, creating an ideal value-add or owner-user opportunity. Buyers can re-lease at market rates, re-tenant, or occupy the building.

The site benefits from strong traffic counts with **approximately 32,000+ vehicles per day** on McDowell Rd and 16,000+ vehicles per day on 40th St. The property is **approximately 10 minutes (3.9 miles) from Phoenix Sky Harbor International Airport** with quick access to **I-10 and Loop 202**.

Surrounded by dense residential neighborhoods and established retail, this property is well suited for **convenience retail, QSR, smoke shop, or neighborhood-serving uses**.



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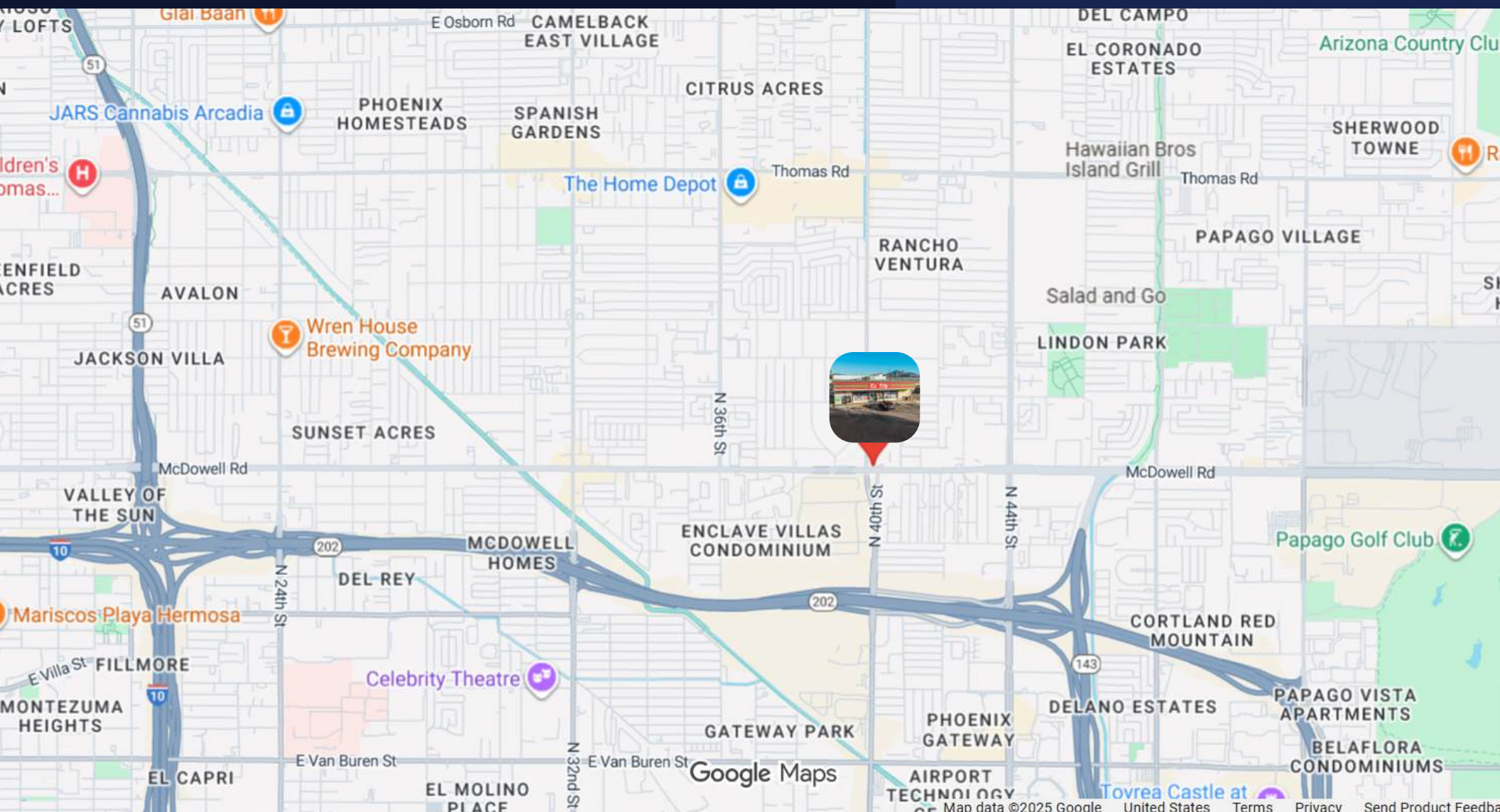
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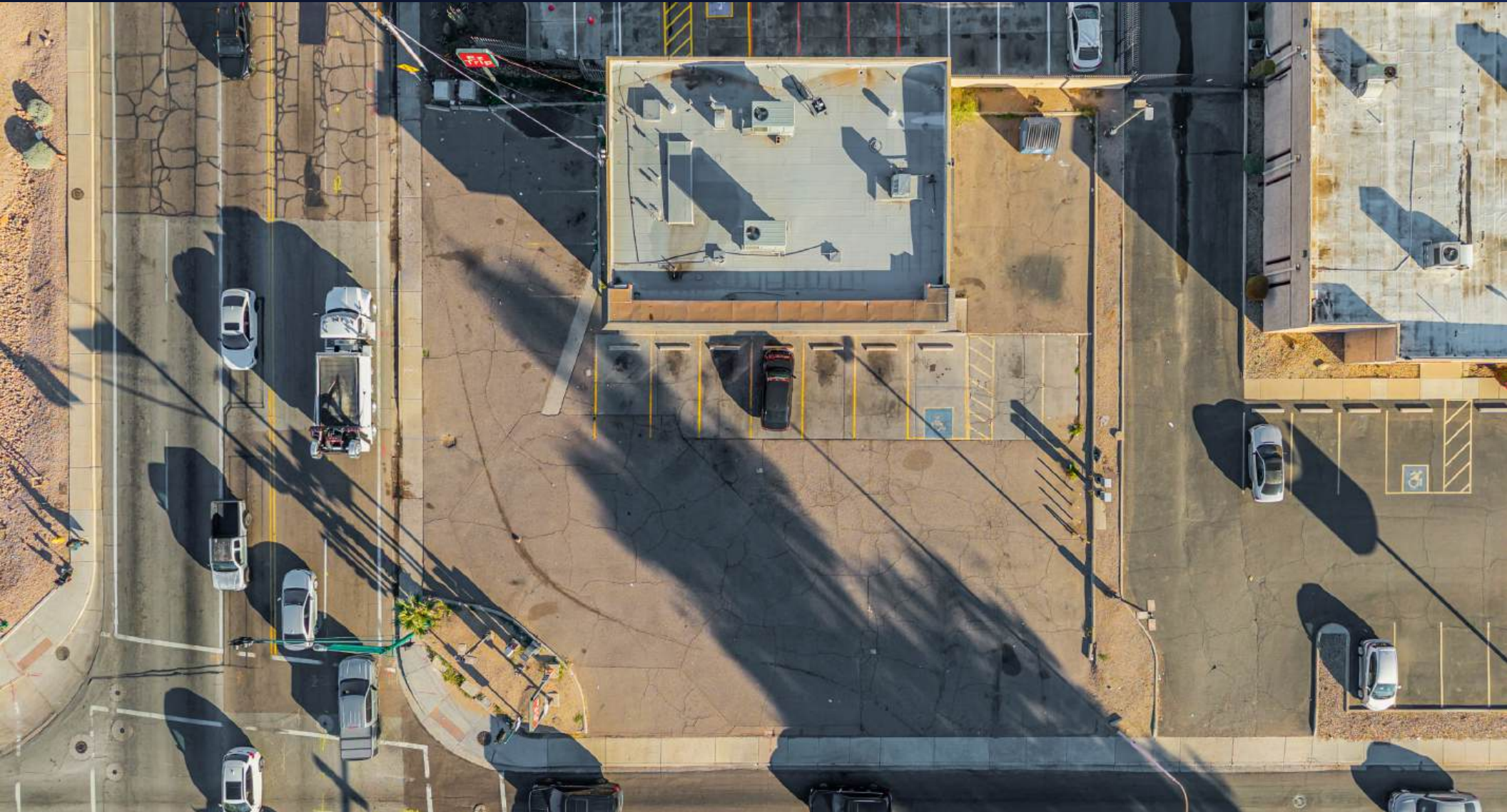
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