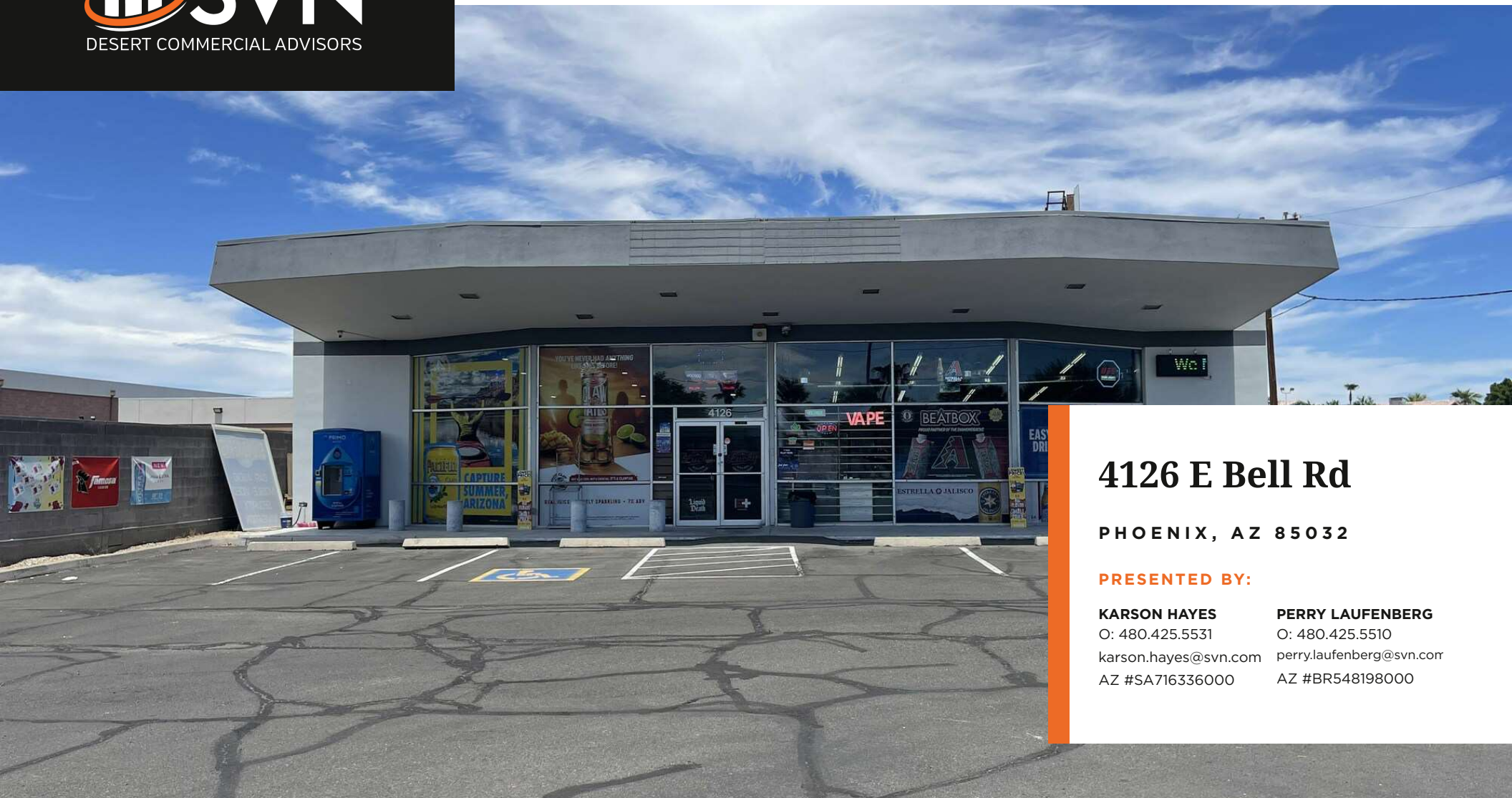




# For Sale: Convenience Store



**4126 E Bell Rd**

**PHOENIX, AZ 85032**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### 4126 E BELL RD

PHOENIX, AZ 85032

#### OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LEASE RATE:	Negotiable
BUILDING SIZE:	2,692 SF
AVAILABLE SF:	2,692 SF
LOT SIZE:	12,990 SF
PRICE / SF:	\$557.21



## PROPERTY SUMMARY

Discover an exceptional opportunity with this 2,692 SF free-standing building, positioned in the heart of the Phoenix area. Built in 1974 and zoned C-2, this property offers versatile potential for retail or other commercial ventures. Boasting a prime location, this building presents a strategic investment in a high-traffic area, ensuring visibility and accessibility for businesses.



## PROPERTY HIGHLIGHTS

- 2,692 SF FREE-STANDING BUILDING
- BUILT IN 1974
- ZONED C-2
- STRATEGIC LOCATION IN PHOENIX AREA
- HIGH-TRAFFIC AREA
- EXCELLENT VISIBILITY
- AMPLE CUSTOMIZATION POTENTIAL
- WELL-MAINTAINED STRUCTURE
- VERSATILE RETAIL PROSPECTS



**Over 34,500 VPD**



**Fresh Interior**



**\$121,000+ Avg HH  
Income**



## PROPERTY PHOTOS



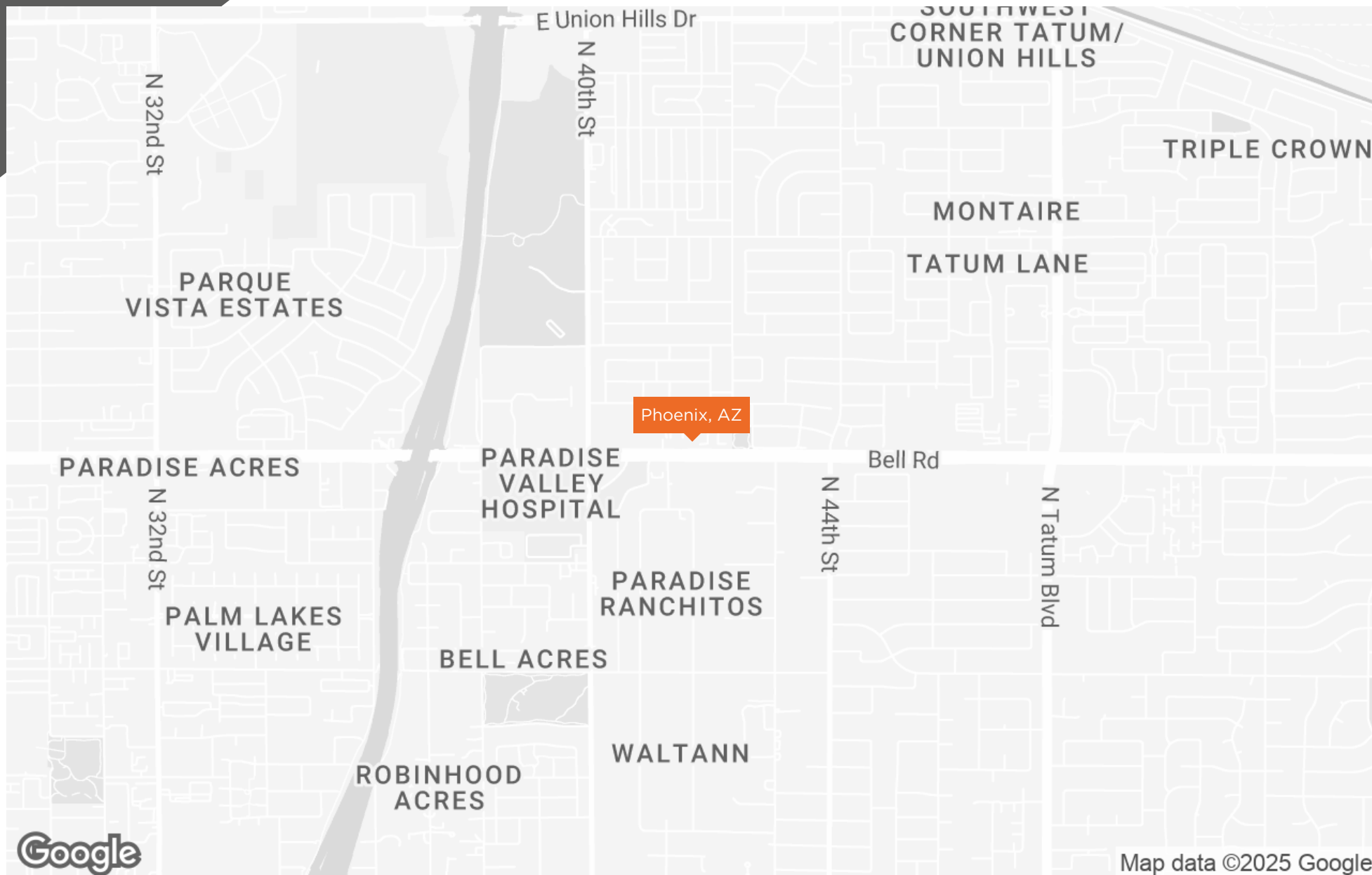


## LOCATION DESCRIPTION

Located in Phoenix, AZ, this is a turnkey opportunity for convenience store operators, featuring a current liquor license and EBT capabilities. The property has been newly renovated inside and includes outdoor storage space. Zoning also allows for automotive use, offering additional flexibility for investors or operators. With favorable demographics and steady demand, the area provides a promising environment for businesses to thrive. The property benefits from a prime position with a traffic count of 34,681 on Bell Rd. The area has a total population of 276,260 within a 5-mile radius, with an average household income of \$131,473. This active neighborhood offers a lucrative opportunity for retail and free-standing building investors, with its strong demographic profile and high-traffic location.

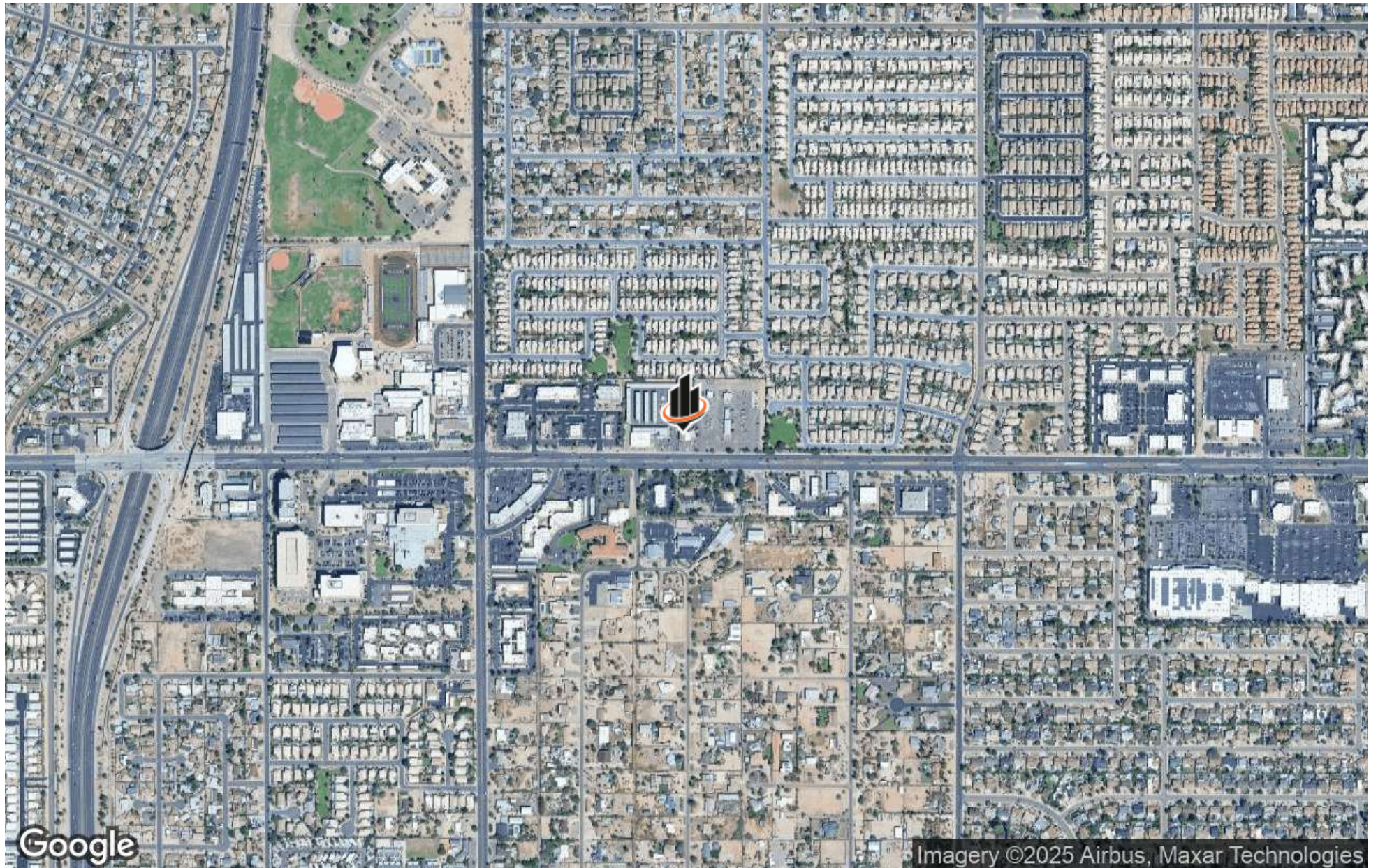


## REGIONAL MAP





## AERIAL MAP



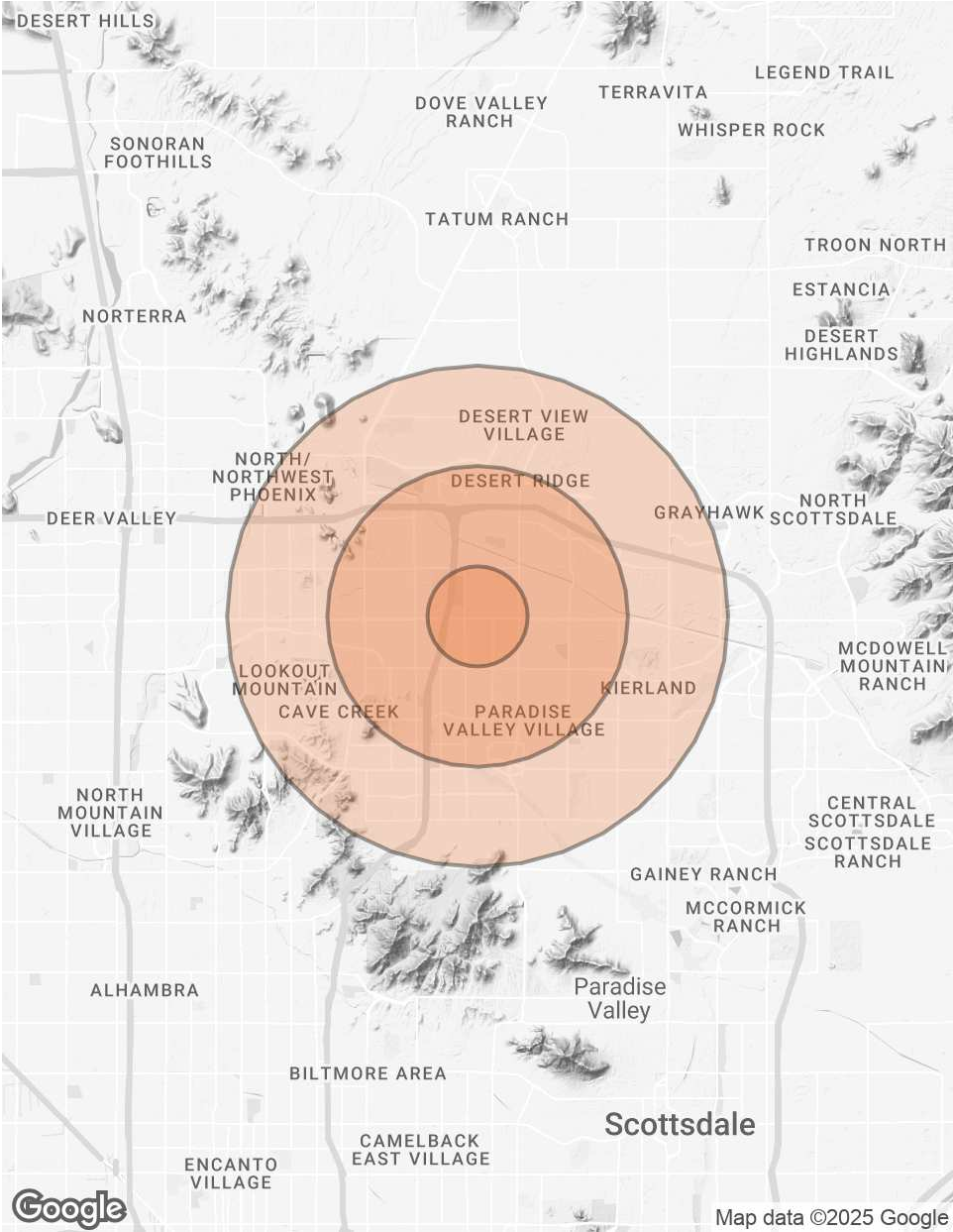


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,405	124,243	276,260
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,500	50,374	116,500
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$126,856	\$121,456	\$131,473
AVERAGE HOUSE VALUE	\$571,859	\$523,095	\$578,405

Demographics data derived from AlphaMap





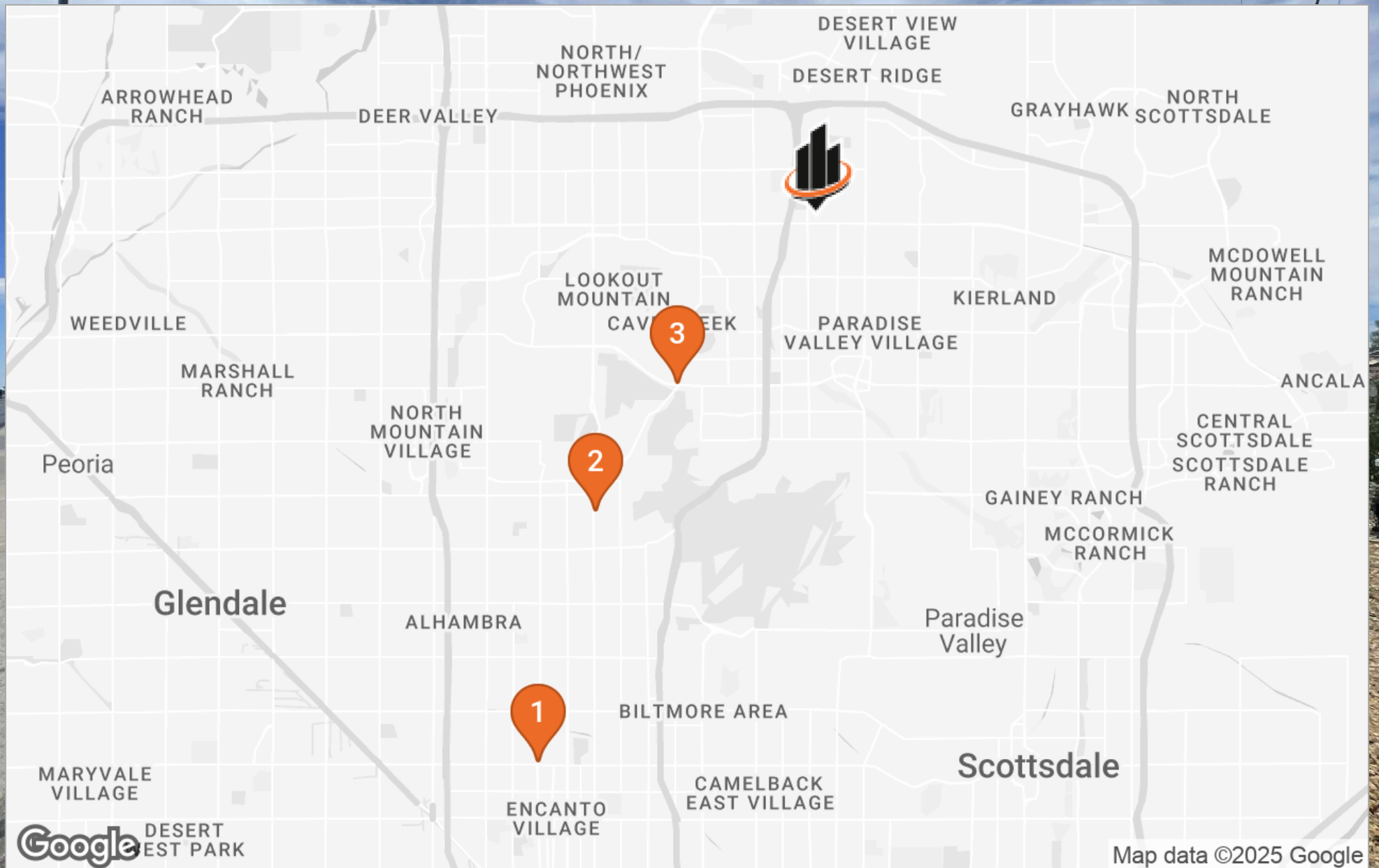
# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	DEAL STATUS
★	<b>4126 E Bell Rd</b> Phoenix, AZ	\$1,500,000	2,692 SF	12,990 SF	\$557.21	Subject Property
1	<b>7-11</b> 646 W Indian School Rd Phoenix, AZ	\$2,000,000	2,400 SF	12,632 SF	\$833.33	Sold 7/3/2024
2	<b>8615-8617 N 7th St</b> Phoenix, AZ	\$1,400,000	2,248 SF	29,621 SF	\$622.78	Sold 5/30/2024
3	<b>Hayden Plaza North</b> 12202 N Cave Creek Rd Phoenix, AZ	\$1,500,000	3,660 SF	22,651 SF	\$409.84	Sold 12/30/2024
<b>AVERAGES</b>		<b>\$1,633,333</b>	<b>2,769 SF</b>	<b>21,635 SF</b>	<b>\$621.98</b>	





## SALE COMPS MAP & SUMMARY





# SALE COMPS



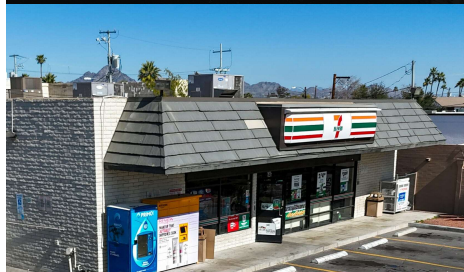
1

2



★ **4126 E BELL RD**  
Phoenix, AZ 85032

<b>PRICE:</b>	\$1,500,000	<b>BLDG SIZE:</b>	2,692 SF
<b>LOT SIZE:</b>	12,990 SF	<b>PRICE/SF:</b>	\$557.21



**1. 7-11**  
646 W Indian School Rd  
Phoenix, AZ 85013

<b>PRICE:</b>	\$2,000,000	<b>BLDG SIZE:</b>	2,400 SF
<b>LOT SIZE</b>	12,632 SF	<b>PRICE/SF:</b>	\$833.33



**2. 8615-8617 N 7TH ST**  
Phoenix, AZ 85020

<b>PRICE:</b>	\$1,400,000	<b>BLDG SIZE:</b>	2,248 SF
<b>LOT SIZE</b>	29,621 SF	<b>PRICE/SF:</b>	\$622.78



3



**3. HAYDEN PLAZA NORTH**  
12202 N Cave Creek Rd  
Phoenix, AZ 85022

PRICE:	\$1,500,000	BLDG SIZE:	3,660 SF
LOT SIZE	22,651 SF	PRICE/SF:	\$409.84

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each





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