

4402 E Washington St  
Phoenix, AZ

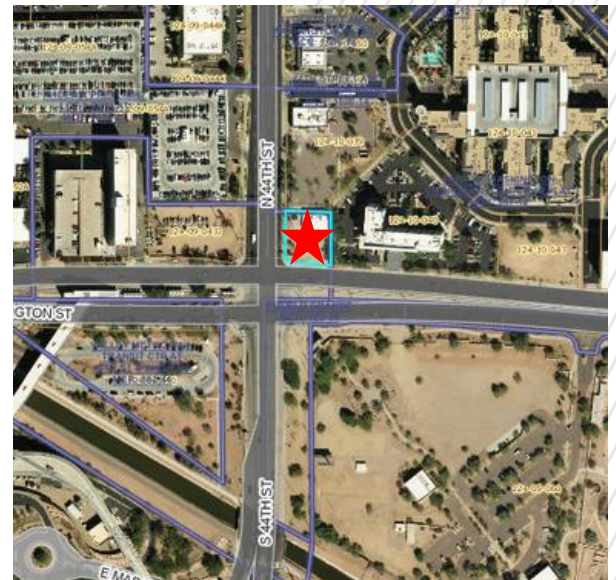


### PROPERTY HIGHLIGHTS

- Hard corner at 44<sup>th</sup> St and Washington St (±24,558 VPD)
- Densely populated trade area (±339,728 residents in a 5-mile radius)
- Adjacent to Phoenix Sky Harbor Airport.

<b>BUILDING SF</b>	2,700
<b>LAND SF</b>	15,380
<b>YEAR BUILT</b>	1987
<b>PARKING</b>	10 Spaces
<b>TRAFFIC COUNTS</b>	24,558 VPD

<b>SIGNAGE TYPE</b>	Monument
<b>1-MILE (POP.)</b>	9,209
<b>3-MILE (POP.)</b>	97,001
<b>MED. INCOME</b>	\$55,779
<b>SPACE USE</b>	General Retail



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## SUMMARY

This property is free standing retail building on a hard corner at 44<sup>th</sup> St and Washington St. It is an excellent opportunity for an owner/user to acquire a high-quality asset adjacent to a major international airport surrounded by multiple high traffic count freeways.



## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	124-10-029A
<b>2023 RE TAXES</b>	\$9,954.84
<b>ZONING</b>	C-2



## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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