

4402 E Washington St Phoenix, AZ



PROPERTY HIGHLIGHTS

- Hard corner at 44th 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.

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

Monument
9,209
97,001
\$55,779
General Retail



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SUMMARY

This property is free standing retail building on a hard corner at 44th 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

TAX PARCEL ID	124-10-029A
2023 RE TAXES	\$9,954.84
ZONING	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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