



- **Location:** SWC 43rd Avenue & Baseline Road
- **Size:** +/- 1.2 acres / 52,518 square feet
- **Price:** \$1,250,000
- **Zoning:** C-2
- **Utilities:** All to site
- **Comments:**
 - Great opportunity to own one of the last vacant commercial corners along Baseline Road in the fast-growing Laveen area of Phoenix.
 - Site is located just over two miles from the Loop 202 and Baseline Road interchange, which from a development standpoint is the most desirable interchange on the entire South Mountain Freeway.
 - Strong demographics in the immediate area, and daily traffic counts at the 43rd Avenue & Baseline Road intersection exceed 53,000 VPD (ESRI)

COMMERCIAL CORNER / EXCLUSIVELY AVAILABLE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Baseline Rd

43rd Ave

SUBJECT

52,518 SF

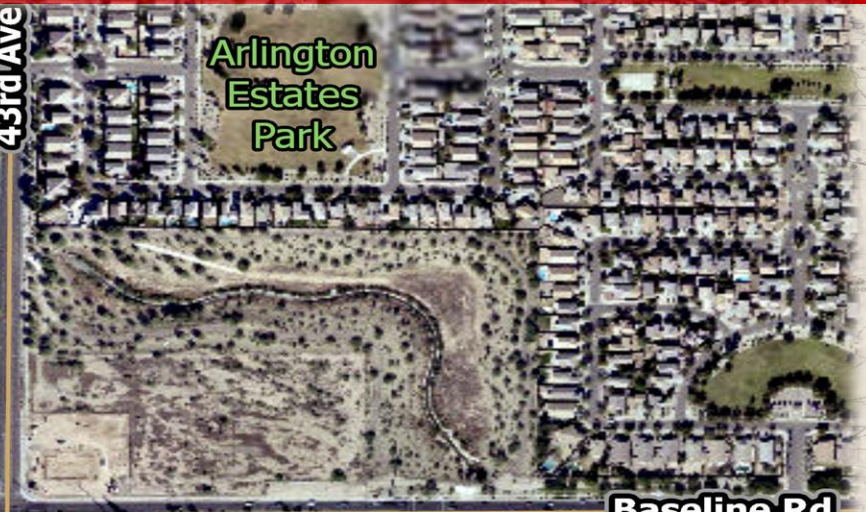


Rogers Ranch



Country
Glen
Park

43rd Ave



Arlington
Estates
Park

SUBJECT



Baseline Rd



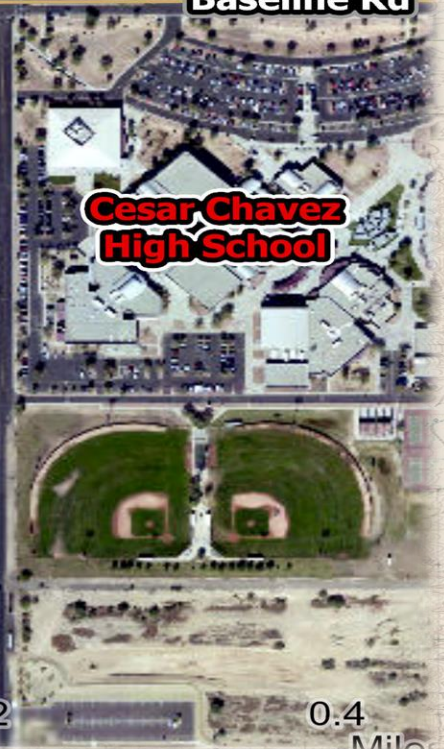
Cheatham
Farms



CHRIST'S CHURCH
OF THE VALLEY

LEGACY
TRADITIONAL SCHOOL

HERITAGE
ACADEMY
LAVEEN



**Cesar Chavez
High School**

0 0.2 0.4 Miles

