



## 1546 WEST BELL ROAD

PHOENIX, ARIZONA 85023

For Sale: \$949,500 (\$250 PSF)

For Lease: \$18 PSF + NNN

Owner User or Investment Opportunity

Patio Space

Nearby Retailers Include: Walmart, Sam's Club,

Kohl's, Discount Tire, Bell Rd Auto Dealerships

Bell Road Frontage

Close Proximity to I-17 & Loop 101

Excellent Visibility

Seller Financing Available



### **Matt Harper, CCIM**

Senior Vice President

623.692.9435

[matt@citywidecre.com](mailto:matt@citywidecre.com)

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • [citywidecre.com](http://citywidecre.com)



## **Matt Harper, CCIM**

Senior Vice President

623.692.9435

[matt@citywidecre.com](mailto:matt@citywidecre.com)

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • [citywidecre.com](http://citywidecre.com)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	VPD
AVERAGE AGE:	35.2	37.3	36.9	W BELL ROAD:	36,396
POPULATION:	18,498	148,555	334,369	N 19TH AVE:	22,317
AVERAGE HH INCOME:	\$62,151	\$65,290	\$64,314		

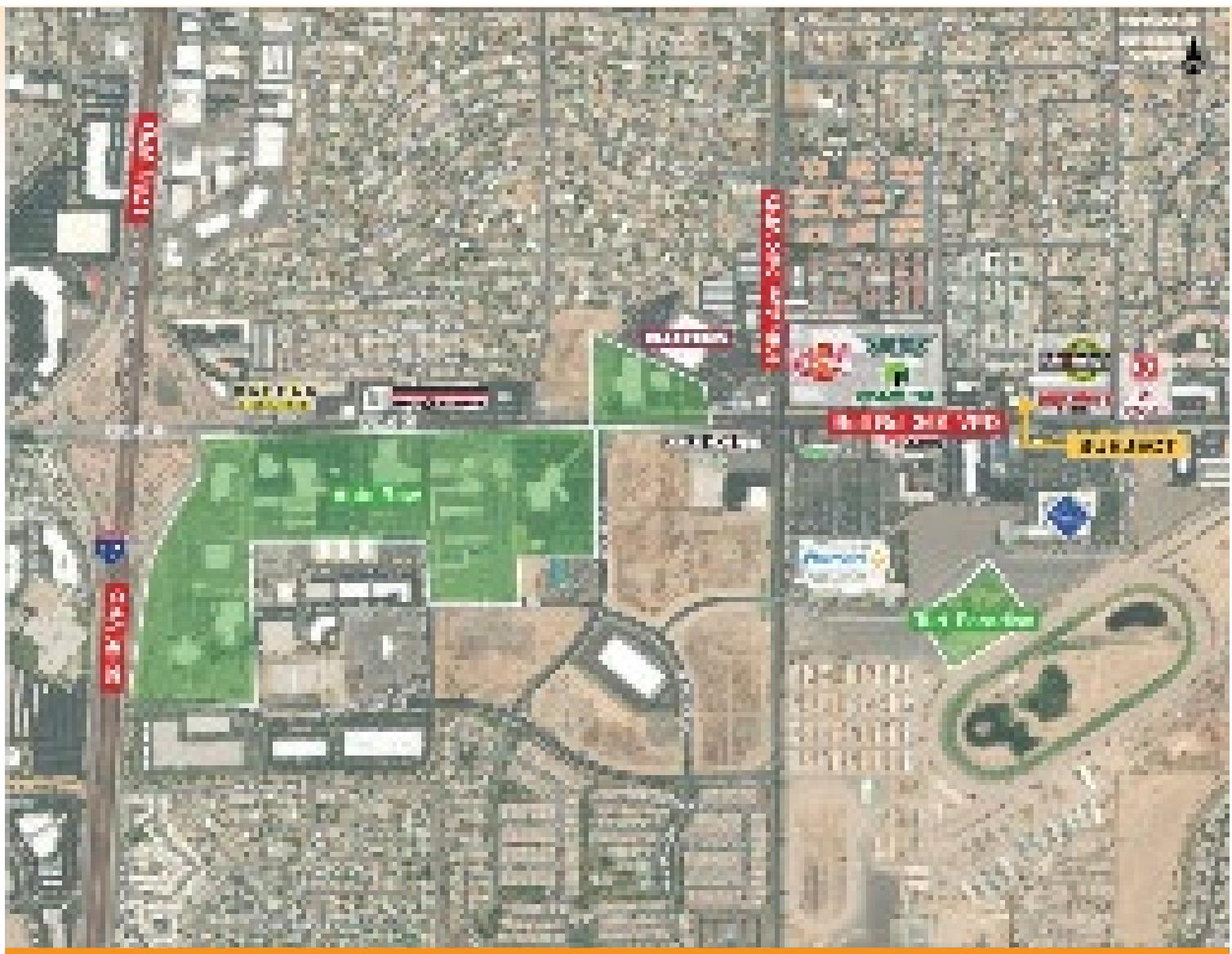
## Matt Harper, CCIM

Senior Vice President

623.692.9435

[matt@citywidecre.com](mailto:matt@citywidecre.com)

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • [citywidecre.com](http://citywidecre.com)



**Matt Harper, CCIM**

Senior Vice President

623.692.9435

[matt@citywidecre.com](mailto:matt@citywidecre.com)

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • [citywidecre.com](http://citywidecre.com)