

Dunlap Ave **36,922 VPD**


4241 WEST DUNLAP AVENUE

PHOENIX, ARIZONA 85051

Sale Price: \$836,000 (\$39.98 PSF)

Great Development Opportunity in Northwest Phoenix

Approximately 20,909 Square Feet

Vacant Lot for Commercial Use

Zoned C-1

120' of Frontage on Dunlap Avenue

Close Proximity to I-17

Dense Infill Area

Strong Traffic Counts

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| AVERAGE AGE: | 37.5 | 35.1 | 34.2 |
| POPULATION: | 21,170 | 190,090 | 482,866 |
| AVERAGE HH INCOME: | \$92,988 | \$79,808 | \$85,693 |
| TRAFFIC COUNTS | VPD | | |
| 43RD AVE: | 33,678 | | |
| DUNLAP AVE: | 36,922 | | |

Matt Harper, CCIM

Senior Vice President

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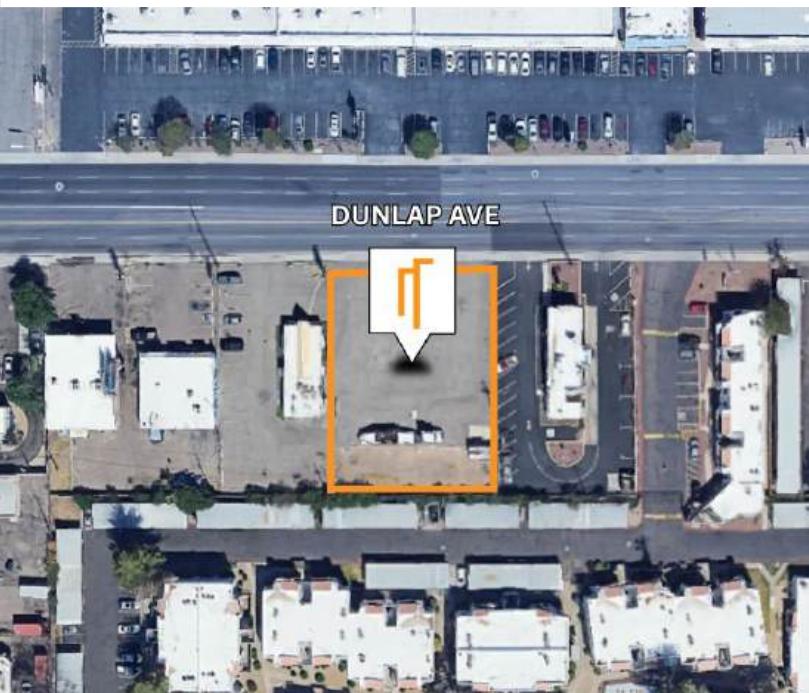
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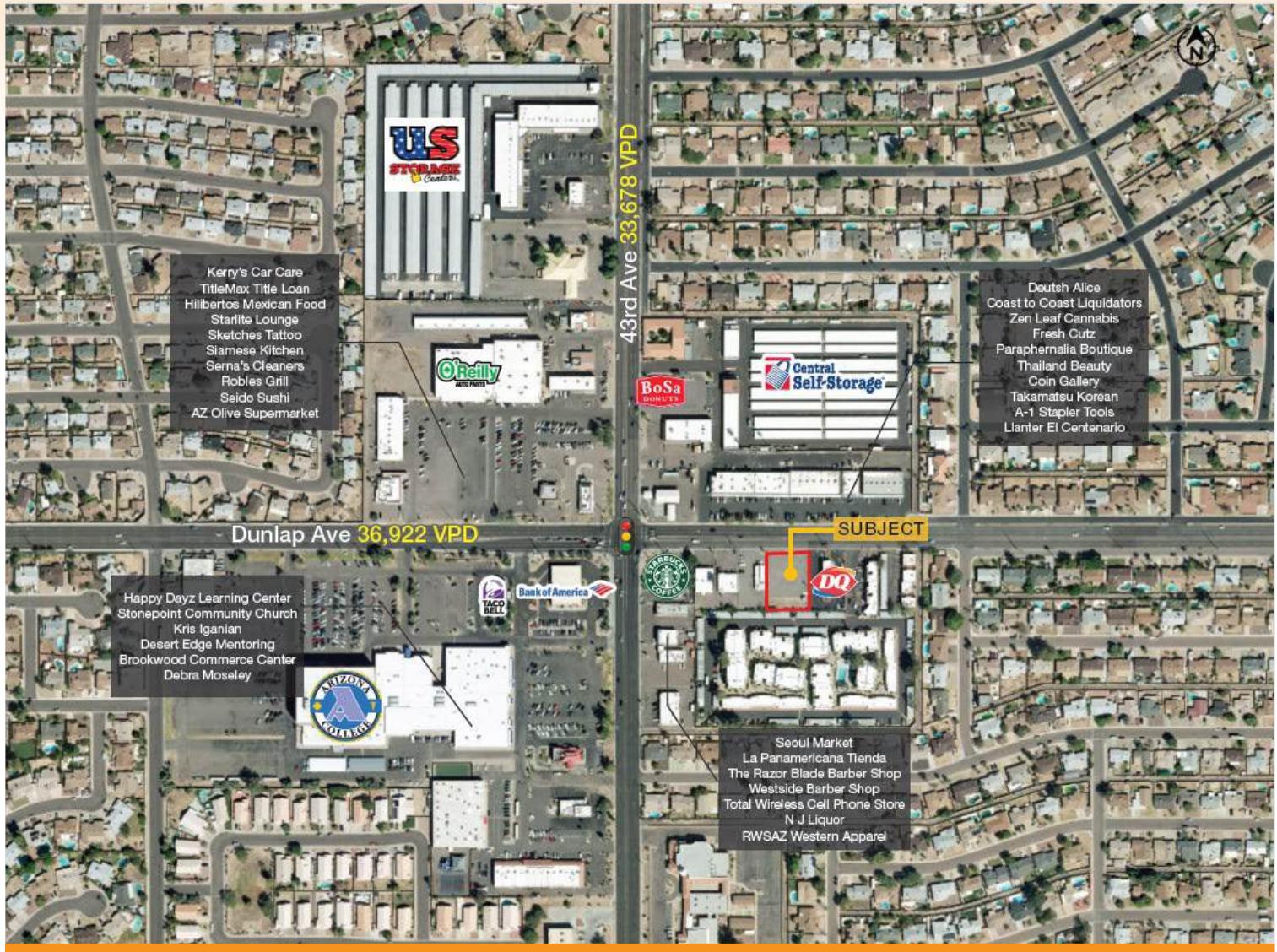
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