



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

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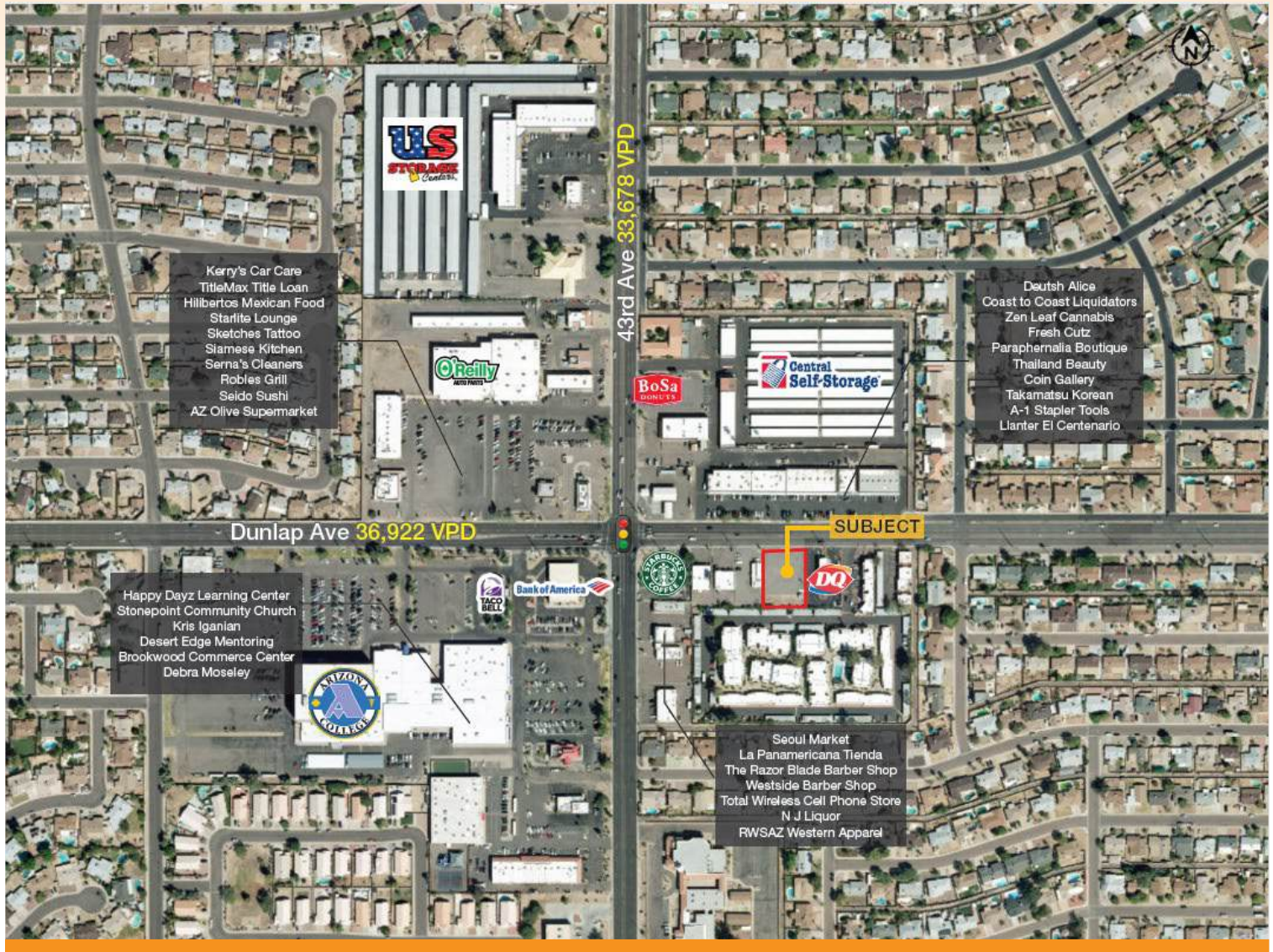
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