

AVAILABLE FOR SALE | 33RD AVENUE & BELL ROAD
+/- 0.72 ACRE COMMERCIAL LAND



SALE PRICE: \$1,389,689

3220 W. BELL ROAD
PHOENIX, ARIZONA 85053

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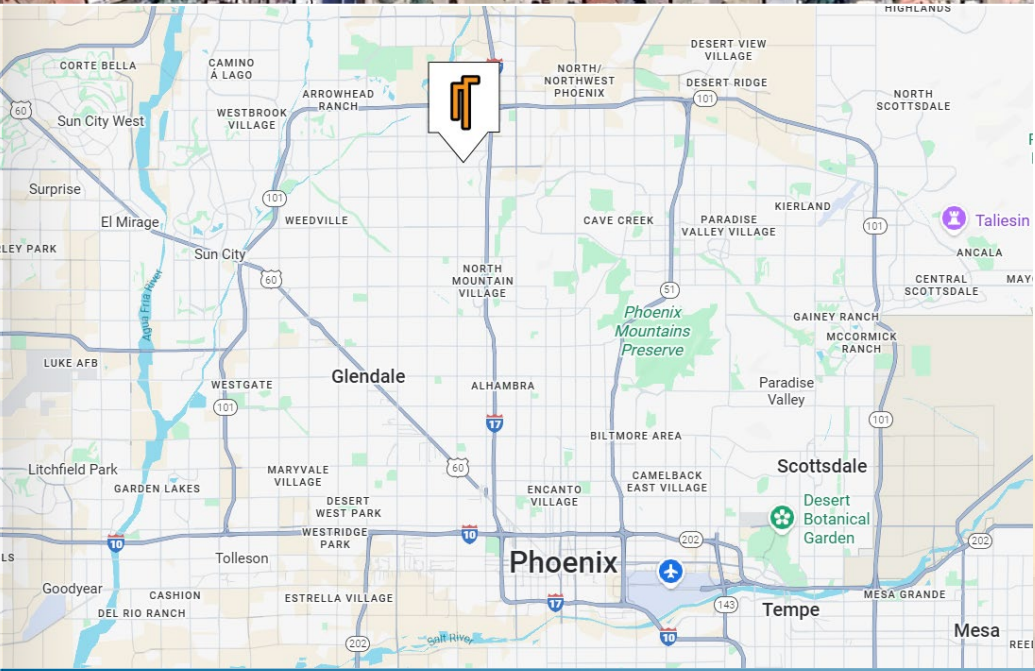
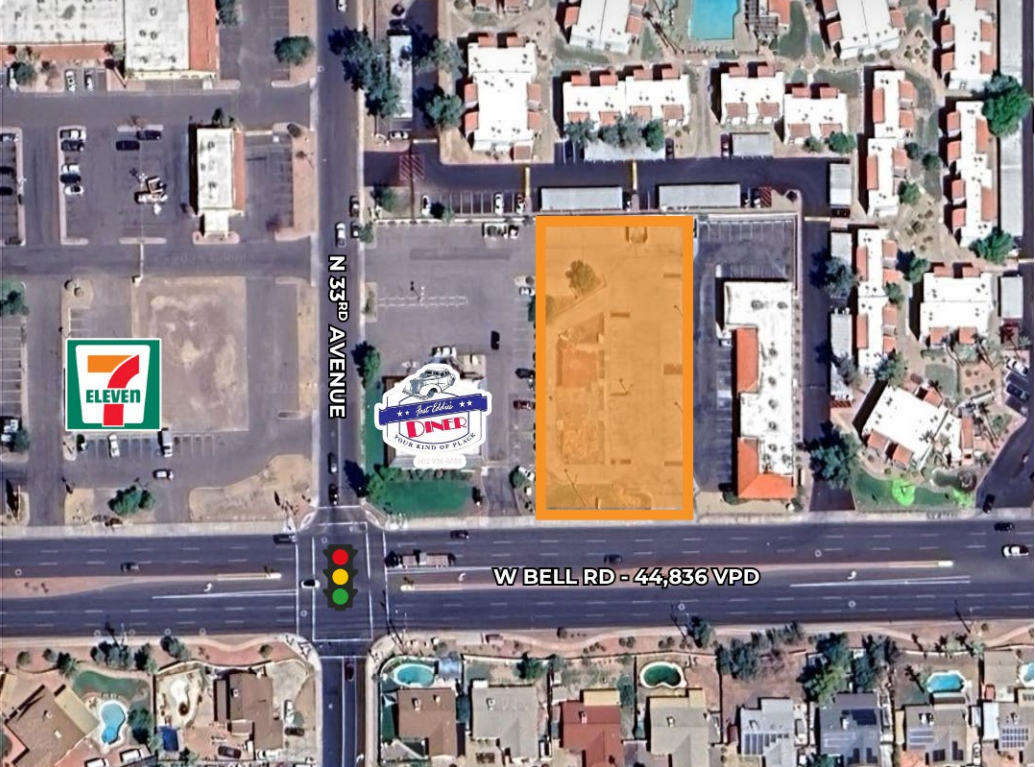
citywide
COMMERCIAL REAL ESTATE

AVAILABLE FOR SALE

0.72 ACRE COMMERCIAL LAND

PROPERTY DETAILS

- +/- 0.72 Acres (31,250 SF)
- Former Drive-Thru QSR PAD Site
- 125' of Frontage Along Bell Road
- Strong Traffic Counts
- Great Proximity to I-17 & Loop 101
- Densely Populated Infill Area
- C-1 Zoning, City of Phoenix
- APN # 207-03-003P



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	38.3	37.5	38.0
POPULATION:	17,866	147,735	338,685
AVERAGE HH INCOME:	\$86,754	\$94,978	\$98,050

TRAFFIC COUNTS	VPD
N 33RD AVE:	19,266
W GLENDALE AVE:	44,836

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RETAIL MAP

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