

**FOR SALE | LAND ON NEW LIGHT RAIL LINE**

## C-3 Hard Corner Lot On Central Ave

1755 S Central Ave | Phoenix, AZ 85004

PRESENTED BY:

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**LRA**

# Potential Drive Thru Location

1755 S Central Ave | Phoenix, AZ 85004



## OFFERING SUMMARY

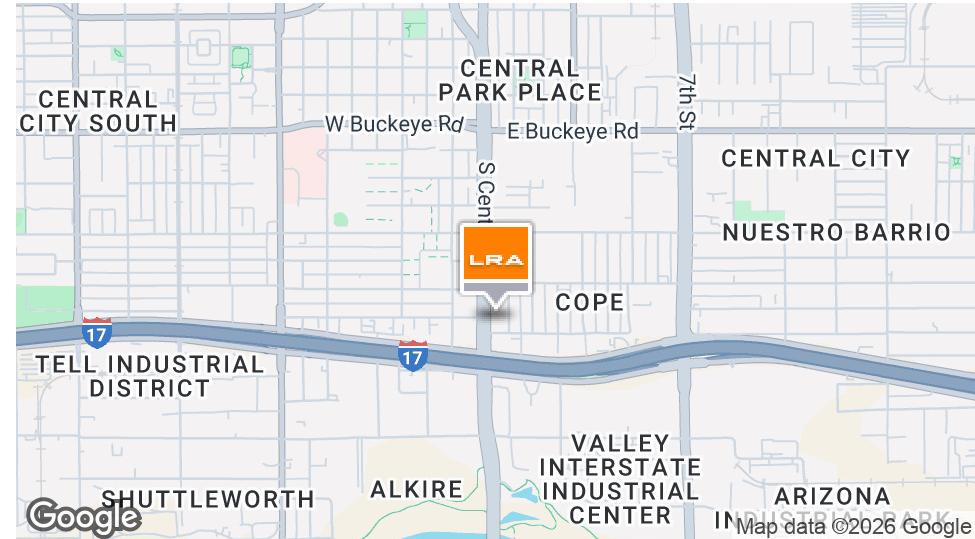
Sale Price:	\$1,495,000
Lot Size:	54,762 SF
Price / Acre:	\$1,189,185
Year Built:	1950
Zoning:	C-3

## PROPERTY OVERVIEW

Located at 1755 S Central Ave, this historic 1950-built property offers a prime commercial (C-3) zoning designation, ideal for diverse development opportunities. Situated in a thriving area of Phoenix, it presents strong potential for investors looking to establish a presence in a dynamic, high-growth market.

## PROPERTY HIGHLIGHTS

- C-3 commercial zoning
- Flexible development options
- Ideal for land investors
- Flat, usable lot
- Established utility access
- Frontage on S Central Ave
- Potential for reuse or rebuild



FOR SALE | LAND

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# Highly Visible Lot Just Off Of Freeway

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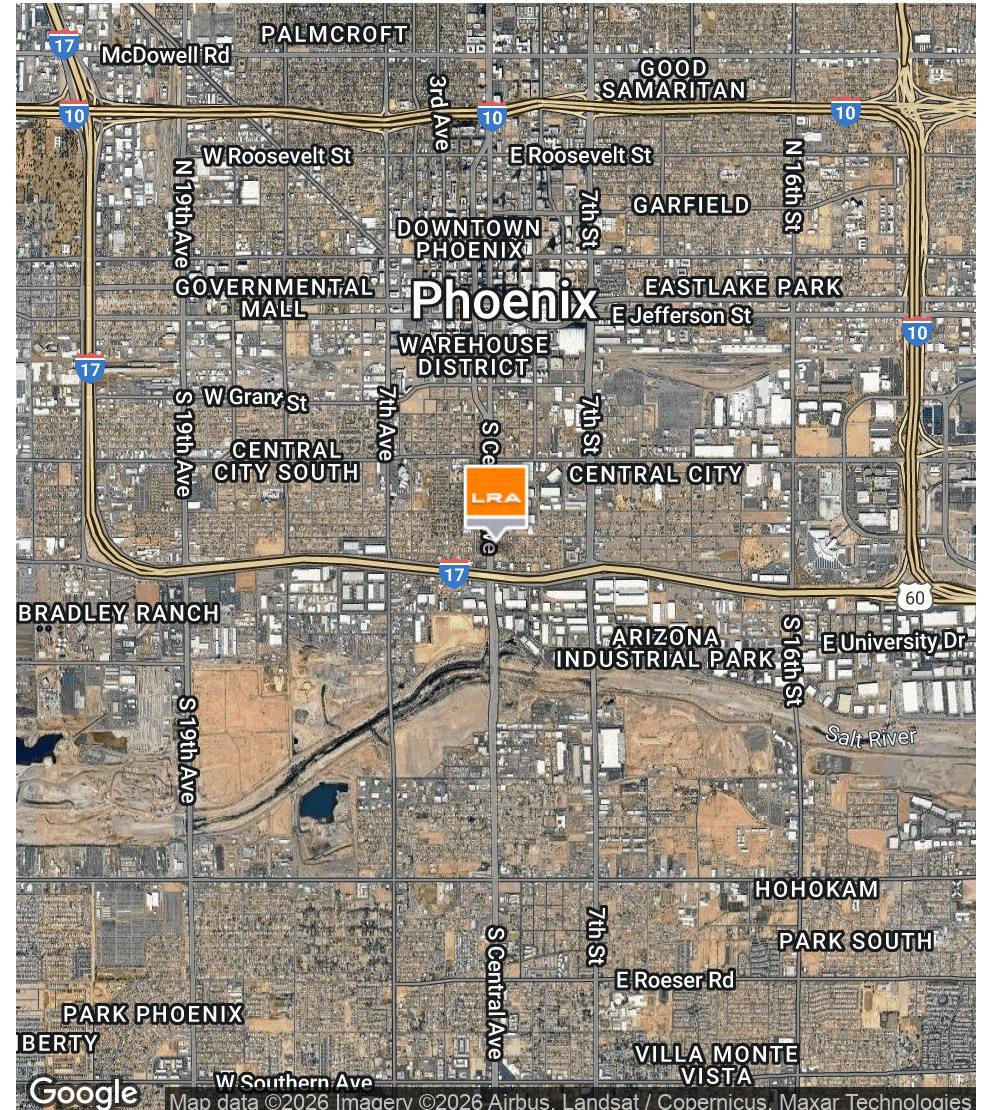
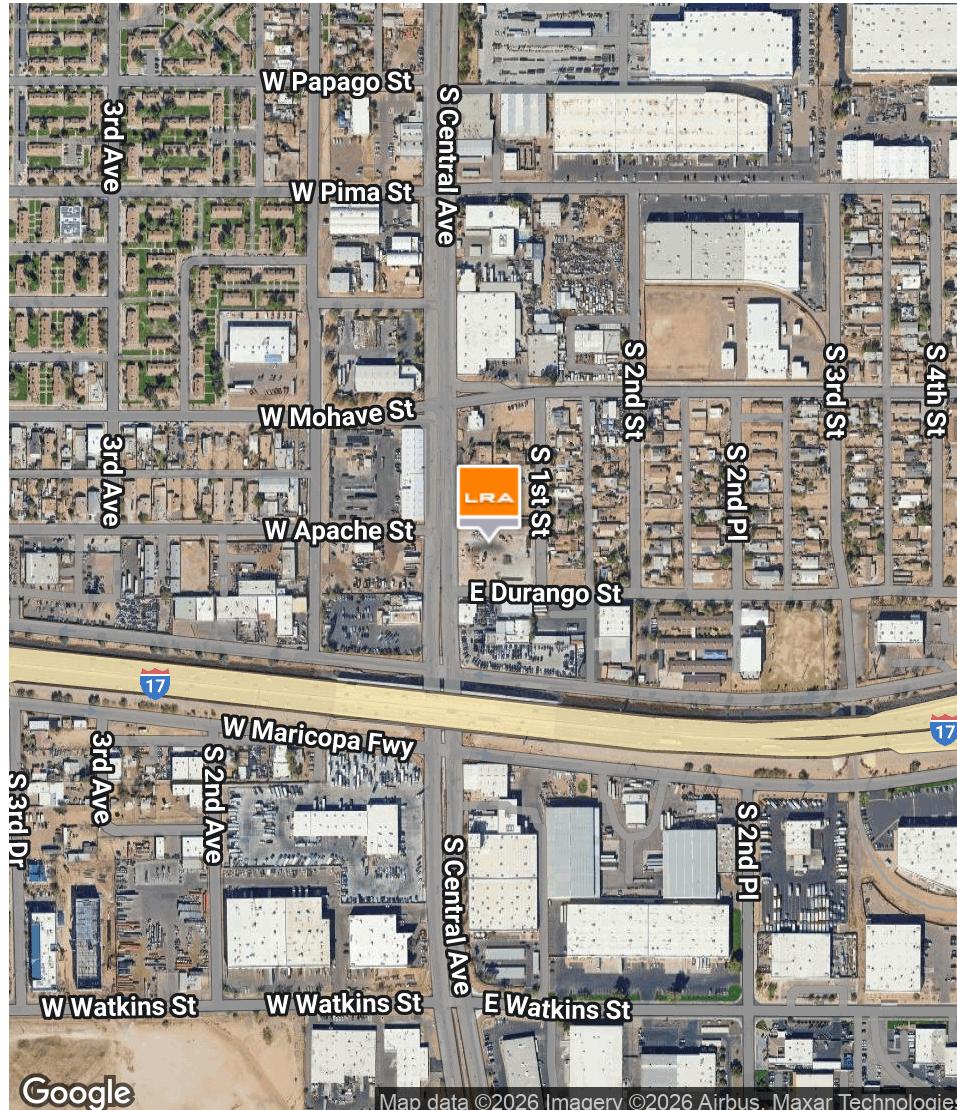
# 1755 S Central Ave

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## Near Major City Attractions Including Chase Field And Footprint Center

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## Improving Area

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## POPULATION

	0.5 MILES	1 MILE
Total Population	2,174	7,479
Average Age	36	36
Average Age (Male)	35	35
Average Age (Female)	37	36

## HOUSEHOLDS &amp; INCOME

	0.5 MILES	1 MILE
Total Households	760	2,491
# of Persons per HH	2.9	3
Average HH Income	\$39,085	\$51,440
Average House Value	\$669,676	\$470,918

Demographics data derived from AlphaMap

