

**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:

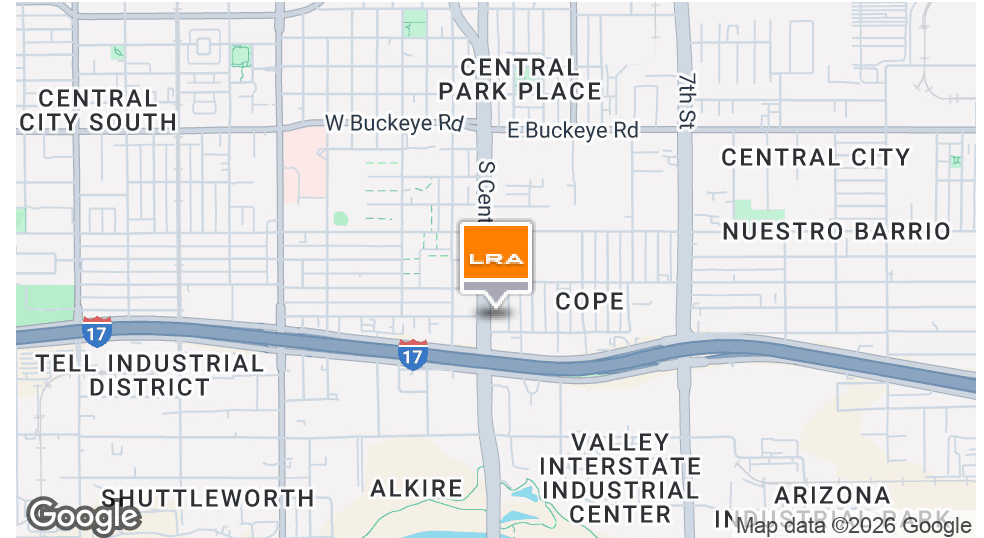
**Don Mortensen** Principal, Broker | 602.451.3684 | don@lraphx.com





# 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



# Highly Visible Lot Just Off Of Freeway

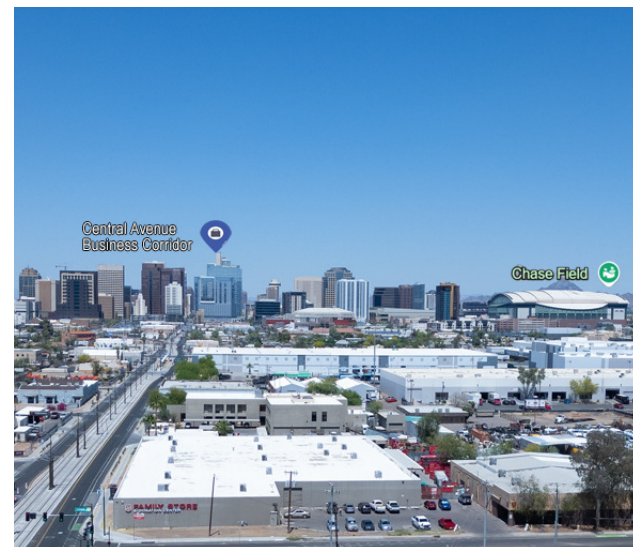
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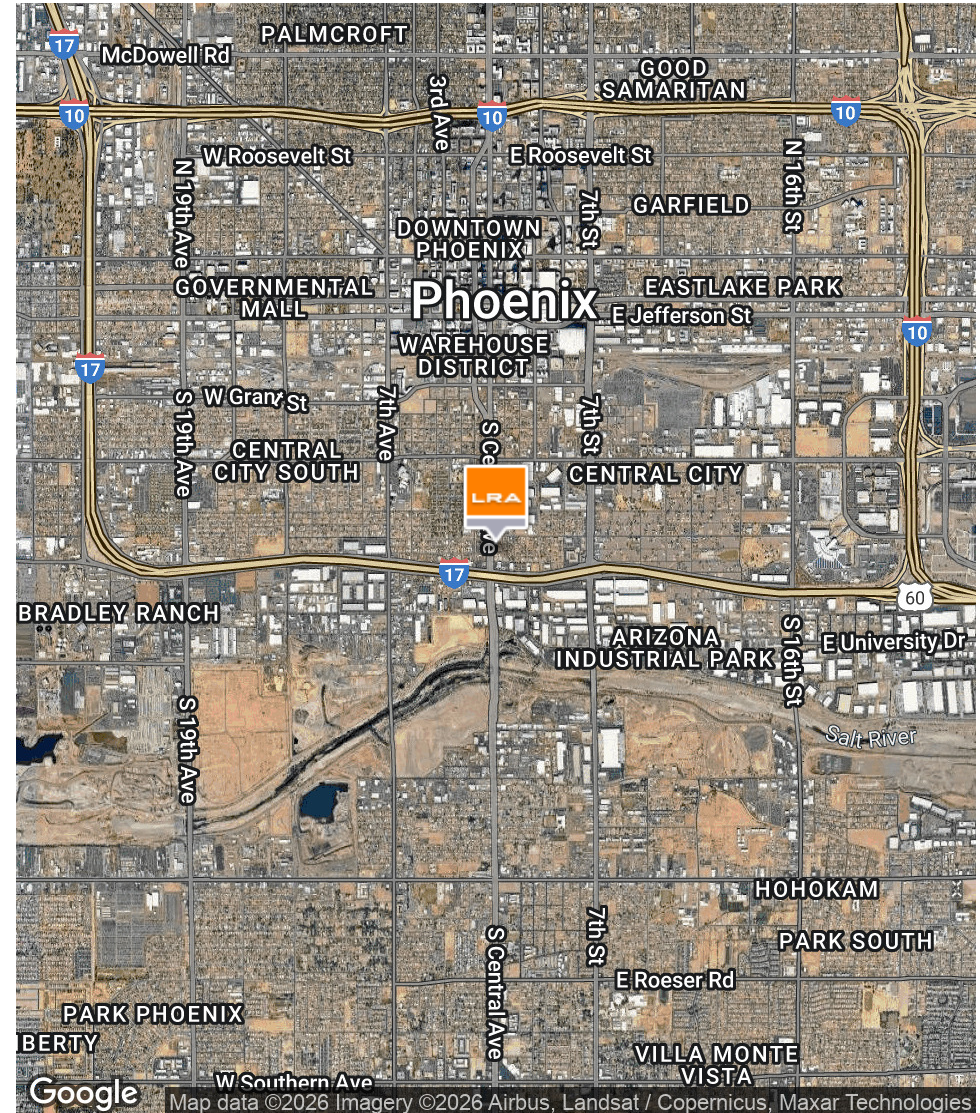
# 1755 S Central Ave

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# Improving Area

1755 S Central Ave | Phoenix, AZ 85004

## POPULATION

Total Population  
Average Age  
Average Age (Male)  
Average Age (Female)

## 0.5 MILES

2,174  
36  
35  
37

## 1 MILE

7,479  
36  
35  
36

## HOUSEHOLDS & INCOME

Total Households  
# of Persons per HH  
Average HH Income  
Average House Value

## 0.5 MILES

760  
2.9  
\$39,085  
\$669,676

## 1 MILE

2,491  
3  
\$51,440  
\$470,918

*Demographics data derived from AlphaMap*

