

FIT DISTRICT

3624 E. Bell Road | Phoenix, AZ 85032



900 - 1800 SF Suites Available



CAPITAL ASSET MANAGEMENT

2701 E. Camelback Rd. • Suite 170 • Phoenix, AZ 85016

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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- 900 - 1,800 SF Available Suites for Lease
- More than 122,000 VPD on Bell Road & SR-51 Hwy
- Average Household Income - \$69,962 in a 3 mile radius
- 3 Star Retail Freestanding

TRAFFIC COUNTS

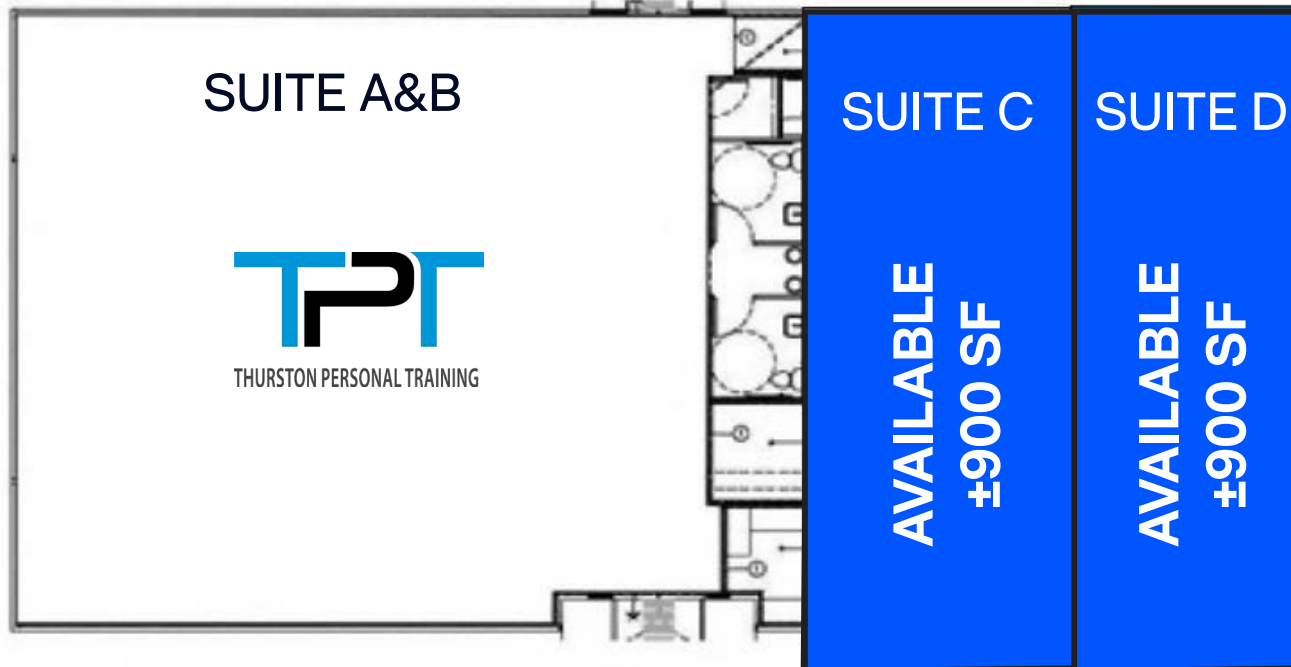
N SR-51 Hwy: 27,278 VPD E Bell Road: 39,594 VPD
S SR-51 Hwy: 36,293 VPD W Bell Road: 43,763 VPD

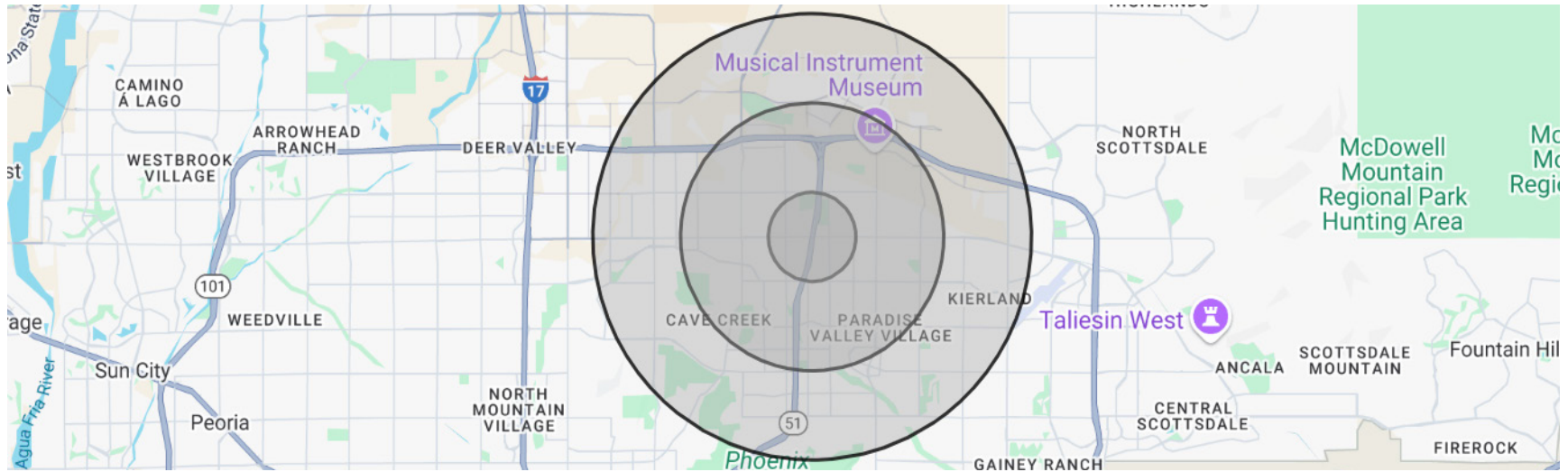
NEARBY TENANTS

Baker Bros
area rugs & flooring • since 1945



SITE MAP





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	12,436	137,165	295,868
Current Year	11,579	127,192	272,981
2020 Population	11,824	126,838	264,283
Growth Current Year - 2029	1.5%	1.6%	1.7%
Growth 2020 - Current Year	-0.5%	0.1%	0.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	5,026	55,443	124,126
Current Year	4,676	51,363	114,270
2020 Population	4,812	51,530	110,478
Growth Current Year - 2029	1.5%	1.6%	1.7%
Growth 2020-Current Year	-0.1%	0.3%	0.8%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$95,387	\$102,606	\$113,390
Median Household Income	\$77,022	\$79,837	\$87,957