

IMPRESSIVE FREE STANDING BANK BUILDING FOR SALE \$1,500,00

4482 W PEORIA AVE, GLENDALE, AZ 85302

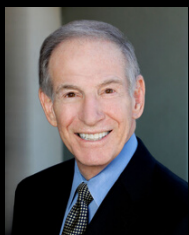
VIDEO TOUR

<https://gopro.com/v/nraBMmg2EVXXZ>



PROPERTY DETAILS

- 7 OFFICES
- 2 CONFERENCE ROOMS
- VAULT
- EAT IN KITCHEN
- 4,945 SQ FT BUILDING
- 35,981 SQ FT LOT SIZE



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FOR SALE



Bank Building With Drive Thru 4482 W Peoria Ave, Glendale AZ 85302

About Property:

4482 W Peoria Ave, Glendale, Arizona, located just West of 43rd Ave on Peoria Ave.

What a perfect opportunity to purchase a 4,945 sf Free Standing Bank Building with multiple drive throughs. This building has an inviting feel with its vaulted ceilings and lots of windows. You cannot ask for a more inviting work atmosphere. When you enter the building you will say, WoW!

Special features of the bank are: a huge conference room for meetings, a smaller conference room, 7 offices, eat in kitchen, a vault, and parking for 25 parking spaces, with potentially more, based upon the use.

The present owner is not in the banking business, so open your eyes to all of the options that this space can offer... Corporate offices, retail, restaurant with a drive through and outdoor seating, medical, schools. These are just a few examples. The traffic count on Peoria Ave is @ 36,000 cars.



FANTASTIC OPTIONS:

- RETAIL
- RESTAURANTS WITH DRIVE THROUGH
- BANKS & CREDIT UNIONS
- CORPORATE OFFICES
- SCHOOLS

About The Area: [HTTPS://WWW.VISITGLENDALE.COM/](https://www.visitglendale.com/)

Glendale is a progressive city and a wonderful place to work and live. Within a short distance, you can visit the famous Historic Old Town and Catlin Court. Both feature unique shopping, dining, arts and culture.

Your next stop is Westgate Shopping Center, along with the Cardinal Football Stadium and hockey arena. We are talking entertainment and services galore. If you want to visit downtown Phoenix, you are just 2 miles from the #17 freeway and minutes to the heart of Phoenix. From a business point of view, the population within a 5 mile radius is @500,000 people and growing.

Residential projects nearby to take note of:

SEC 51st & Peoria – Proposed Residential in-fill project
SWC 51st & Olive - 208 units



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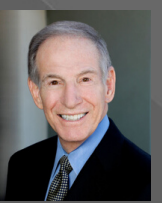


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Inside



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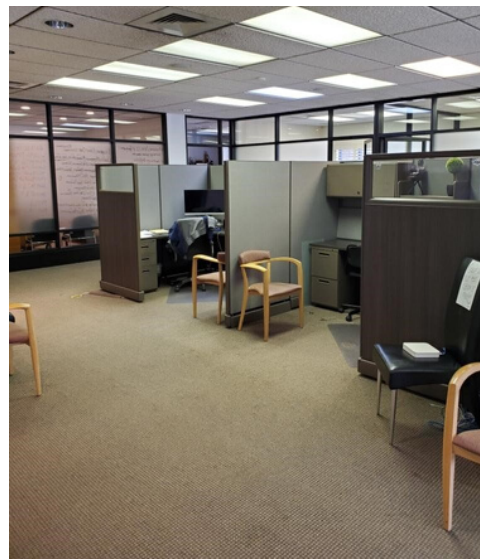
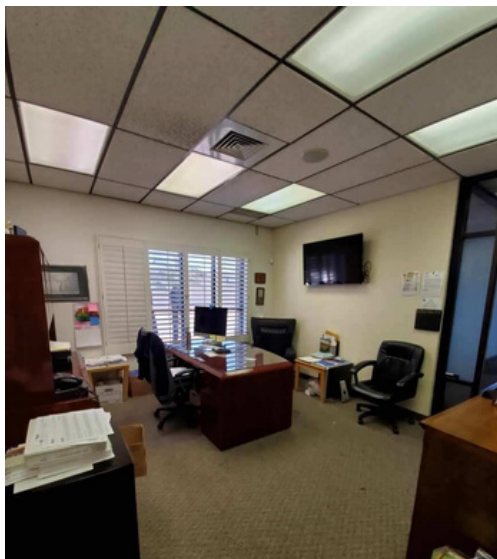
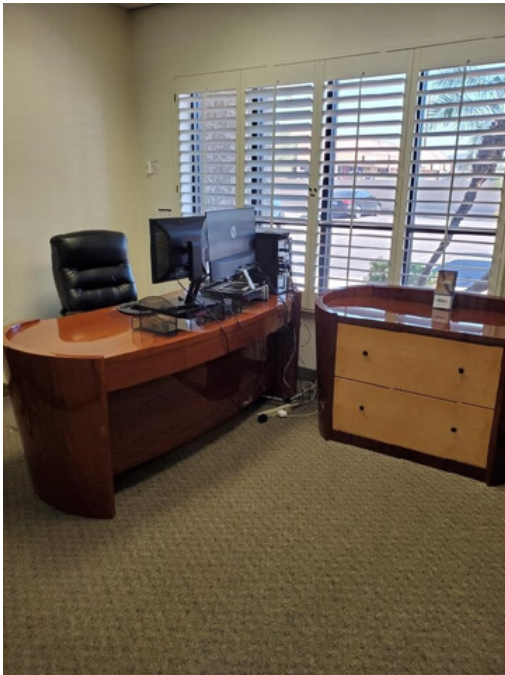


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Inside



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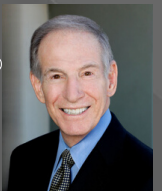
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DEVELOPMENT/INVESTMENT OPPORTUNITY



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Area Map



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Estimated Population (2019)	20,435	171,657	453,376
Projected Population (2024)	21,954	155,525	492,228
Estimated Avg. Household Income (2019)	\$69,914	\$63,170	\$63,443
Projected Avg. Household Income (2024)	\$78,825	\$70,792	\$70,758
Average Household Size (2019)	2.74	2.62	2.70
Total Daytime Employees (2019)	2,416	50,623	128,558
Median Age (2019)	37.2	35.9	35

TRAFFIC COUNTS

43rd Ave	35,763
Peoria Ave	35,685
Total Cars Per Day	71,641



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