



## ± 1.92-acre parcel for sale in Glendale

- Seller is willing to subdivide the land
- Zoned C-1
- Located less than 3-miles from I-17 Freeway
- Densely populated area with over 515,000 people within a 5-mile radius
- Excellent traffic count at intersection with over 37,000 cars per day
- The average income within a 1-mile radius is over \$91,000
- Frontage on 43rd Avenue

### Get more information

**Matt Schrauth**

Senior Vice President

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# Property overview

S/SWC 43rd Ave & Northern Ave



## Offering Summary

Sale price	\$1,795,000
Lot size	±1.92 acres (±83,766 sf)
Zoning	C-1
APN	147-01-001P



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### Traffic counts

N 43rd Avenue	±37,192 cpd
Northern Avenue	±35,762 cpd

### Demographics

	1-mile	3-miles	5-miles
Population	22,416	196,727-	515,156
Median age	35.5	33.4	33.5
Daytime employment	2,626	47,971	124,301
Avg. HH income	\$91,790	\$77,418	\$87,008
HH units	8,759	75,408	192,108



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