

# 520 WEST GLENROSA AVENUE

Phoenix, AZ 85013

## LAND FOR SALE



### PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in the thriving Phoenix area. This property presents an ideal setting for a multifamily investment, offering easy access to the city's amenities and attractions. With its prime location in the heart of Phoenix, this property is perfectly positioned to attract tenants seeking a dynamic urban lifestyle. Don't miss the chance to acquire this desirable asset in a highly sought-after location, offering a blend of modern living and city conveniences.

### PROPERTY HIGHLIGHTS

- Prime location in the heart of Phoenix
- Close proximity to Melrose District, Midtown and Downtown Phoenix
- Initial building plans for (39) units provided with sale

### OFFERING SUMMARY

Sale Price:	*Call for Pricing
Lot Size:	1.215 Acres
Pre-Approved Unit Count:	39 Units

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	888	4,112	11,831
Total Population	1,723	7,823	22,969
Average HH Income	\$89,280	\$89,610	\$91,203

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // [cutlercommercial.com](http://cutlercommercial.com)

### FRANKLIN CONNELL

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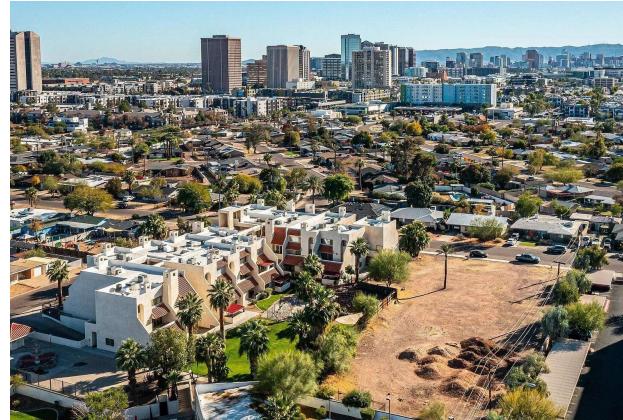


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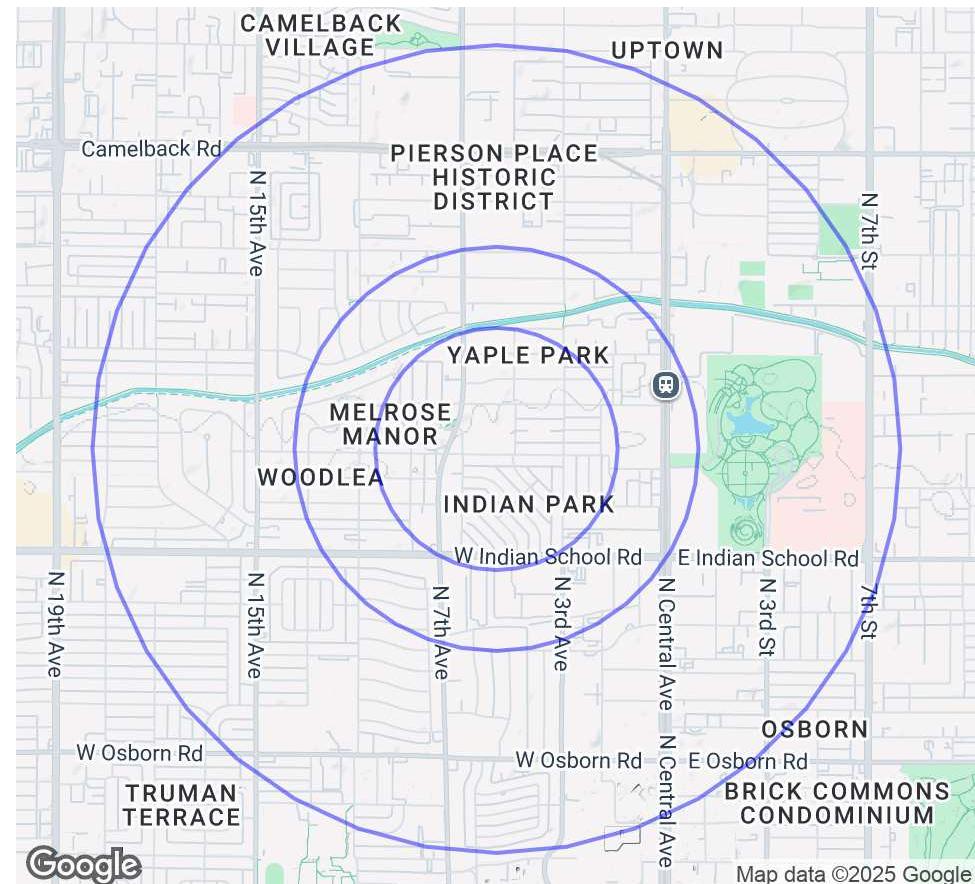
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,723	7,823	22,969
Average Age	38	39	39
Average Age (Male)	39	40	39
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	888	4,112	11,831
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$89,280	\$89,610	\$91,203
Average House Value	\$516,017	\$455,168	\$474,133

Demographics data derived from AlphaMap



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