

AVAILABLE FOR SALE | 33RD AVENUE & BELL ROAD  
**+/- 0.72 ACRE COMMERCIAL LAND**



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**citywide**  
COMMERCIAL REAL ESTATE



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0.72 ACRE COMMERCIAL LAND

## PROPERTY DETAILS

+/- 0.72 Acres (31,250 SF)

Former Drive-Thru QSR PAD Site

125' of Frontage Along Bell Road

Strong Traffic Counts

Great Proximity to I-17 & Loop 101

Densely Populated Infill Area

C-1 Zoning, City of Phoenix

APN # 207-03-003P

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	38.3	37.5	38.0
POPULATION:	17,866	147,735	338,685
AVERAGE HH INCOME:	\$86,754	\$94,978	\$98,050
TRAFFIC COUNTS	VPD		
N 33RD AVE:	19,266		
W GLENDALE AVE:	44,836		

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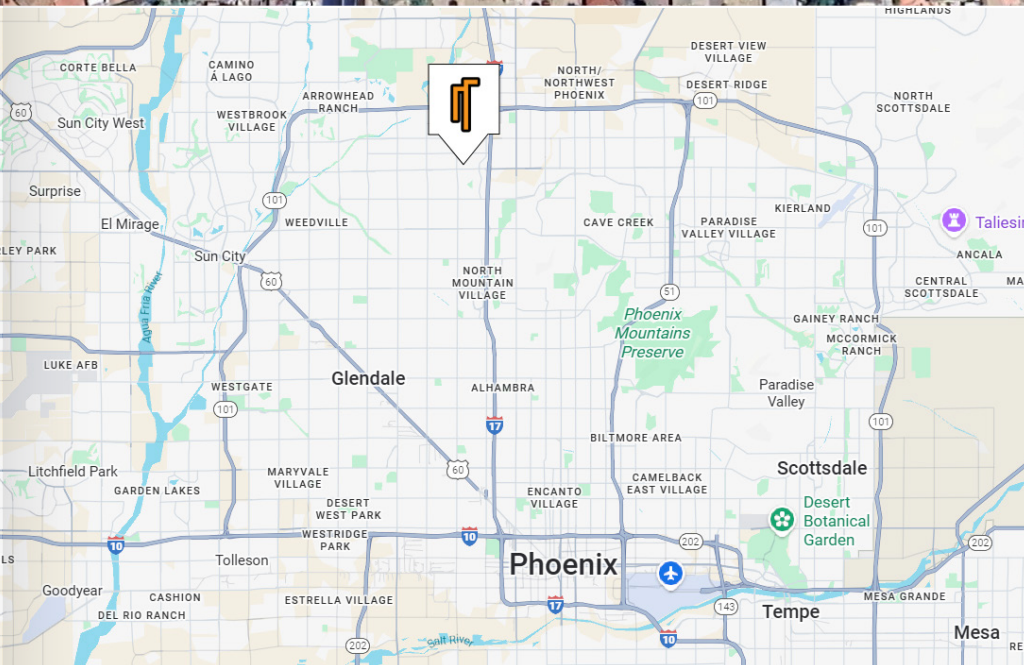
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# RETAIL MAP

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