

**FOR SALE OR LEASE
FREE STANDING
24,212 SF**



16809 N. 9th Street - Phoenix, AZ 85022

PROPERTY DESCRIPTION

- * +/-24,212 square feet
- * +/-1.96 acres zoned CC, Phoenix
- * Built in 1998, Sprinklered
- * Monument Sign on Bell Road!!!
- * Double Truckwell
- * +/-20' Clear Height
- * Frontage on Bell Road
- * Visible from Greenway Road
- * +/- 4.6/1000 Parking: +/-112 spaces
- * APN: 214-16-246

LOCATION

- * 7th Street & Bell Road Trade Area
- * Bell Road: +/-75,000 cars daily
- * Greenway Road: +40,000 cars daily
- * 7th Street: +75,000 cars daily
- * +/-3 Miles - Loop 101, I17 & SR 51
- * Great Access & Traffic Light

DEMOGRAPHICS

- * Population: +/-139,000 - 3 miles
- * Households: +/- 56,910 - 3 miles
- * HH Income: \$65,892 - 3 miles

\$5,450,000: \$225/SF - Below Replacement

Call for info or general real estate questions!!!

John Asher
(602) 432-4336
Asher@AT-RES.com



Ken Gatt
(602) 300-1901
Ken@gattre.com

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price or other conditions. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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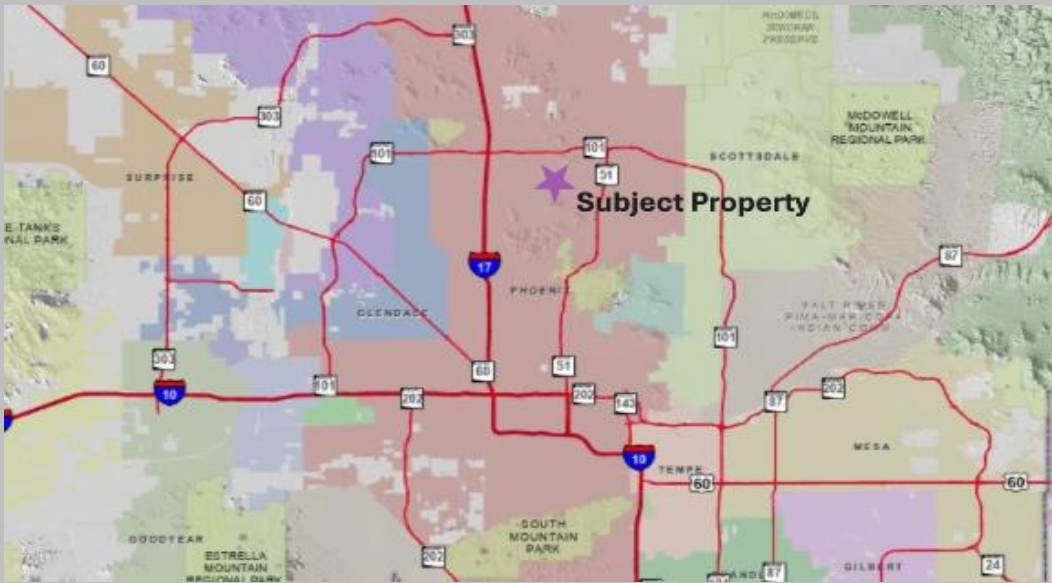
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