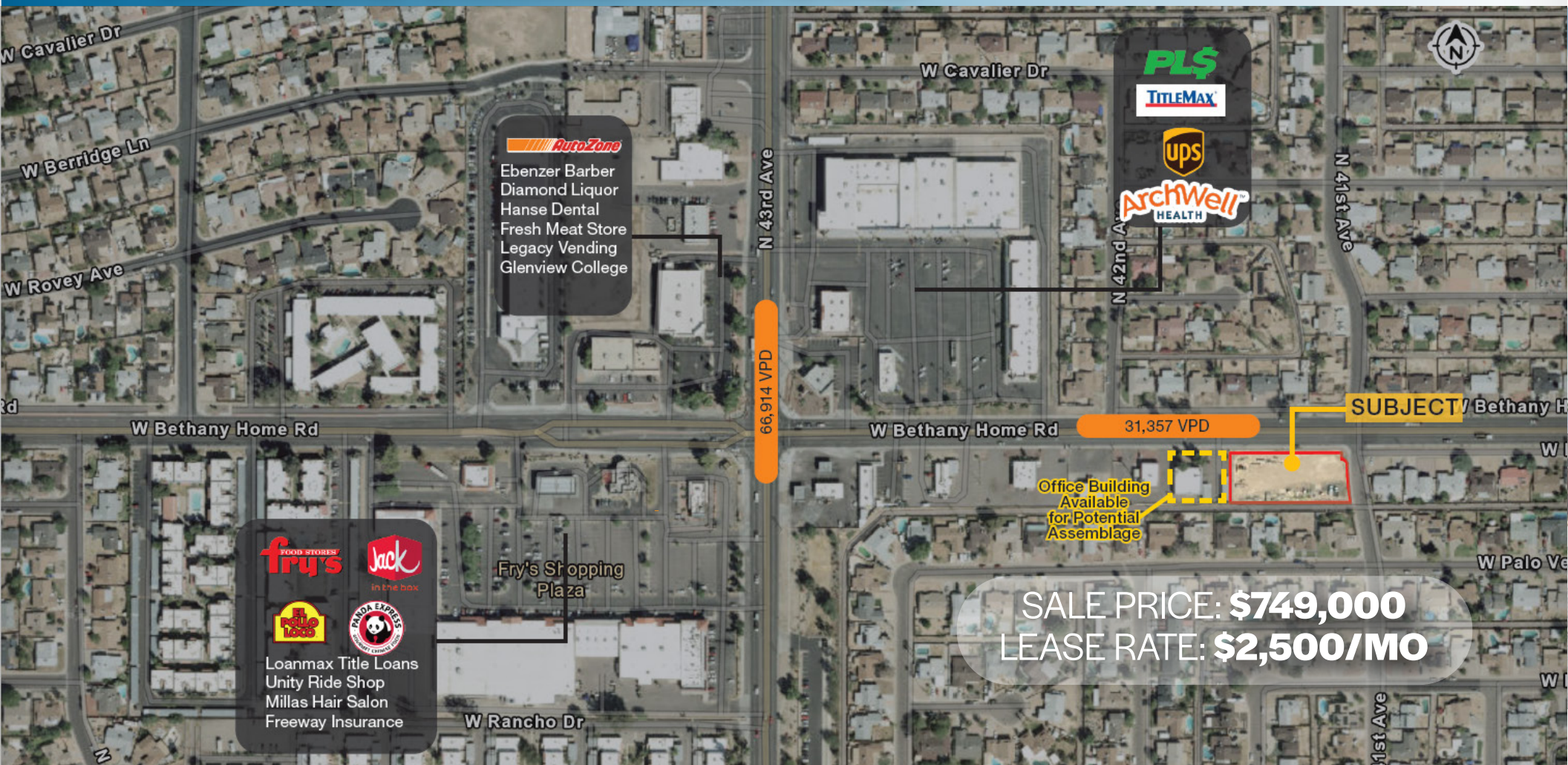


AVAILABLE FOR LEASE OR SALE | SELLER FINANCING AVAILABLE
+/- 0.67 ACRE COMMERCIAL LAND



4101 W. BETHANY HOME ROAD
PHOENIX, ARIZONA 85019

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

citywide
COMMERCIAL REAL ESTATE

FOR SALE & FOR LEASE

29,085 SF COMMERCIAL LAND

PROPERTY DETAILS

+/- 0.67 Acres (29,085 Square Feet)

Sale Price: \$749,000 - Seller Financing Available

Lease Rate: \$2,500/Month

C-O Zoning

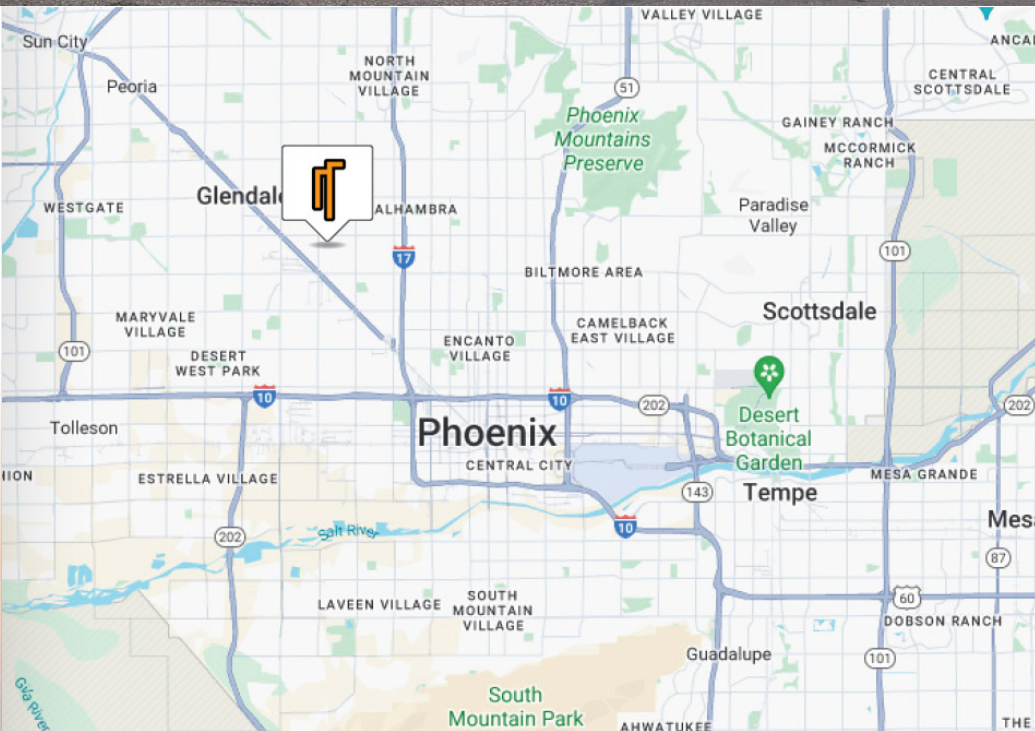
Corner Property

Strong Traffic Counts

Over 250' of Frontage on Bethany Home Road

Adjacent 3,588 SF Office Building Potentially Available

Great Proximity to I-17 & Grand Avenue



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	29.8	29.6	31.0
POPULATION:	30,753	217,452	544,499
AVERAGE HH INCOME:	\$67,468	\$66,715	\$77,397

TRAFFIC COUNTS	VPD
N 43RD AVE:	66,914
W BETHANY HOME RD:	31,357

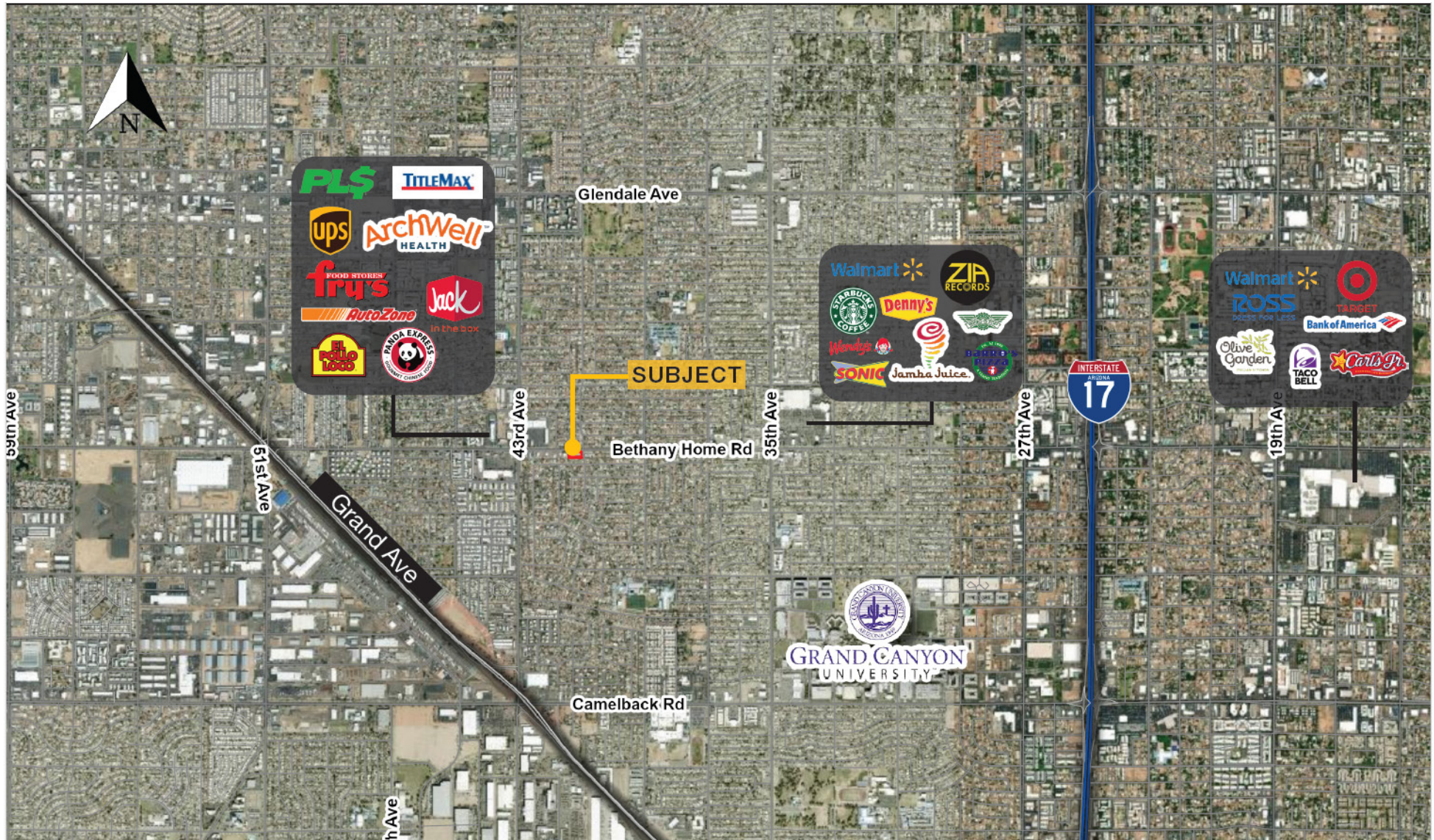
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AREA MAP

FOR SALE & FOR LEASE

29,085 SF COMMERCIAL LAND



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