

RETAIL PAD - FOR SALE

N/NWC 67th Ave & Van Buren Street | Phoenix, AZ



PROPERTY HIGHLIGHTS

- C-2 zoned pad site with offsites and driveway in place
- 37,729 sq.ft.
- Full turn movement access
- Join Family Dollar, Burger King and McDonalds at intersection
- Mature Trade Area

TRAFFIC VOLUMES

67th Ave (2015): 20,037 SB; 20,020 NB
Van Buren St (2016): 11,397 WB; 10,387 EB

PRICE \$11.00 per sq.ft.

DEMOGRAPHICS

	<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>
2015 Total Population	10,404	123,324	332,202
2015 Household Income: Avg	\$36,677	\$43,445	\$45,554
2015 Total Daytime Population	9,798	131,068	329,607
2015 Total Employees	2,981	52,715	113,819

source: LoopNet

EMPIRE

COMMERCIAL REAL ESTATE

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