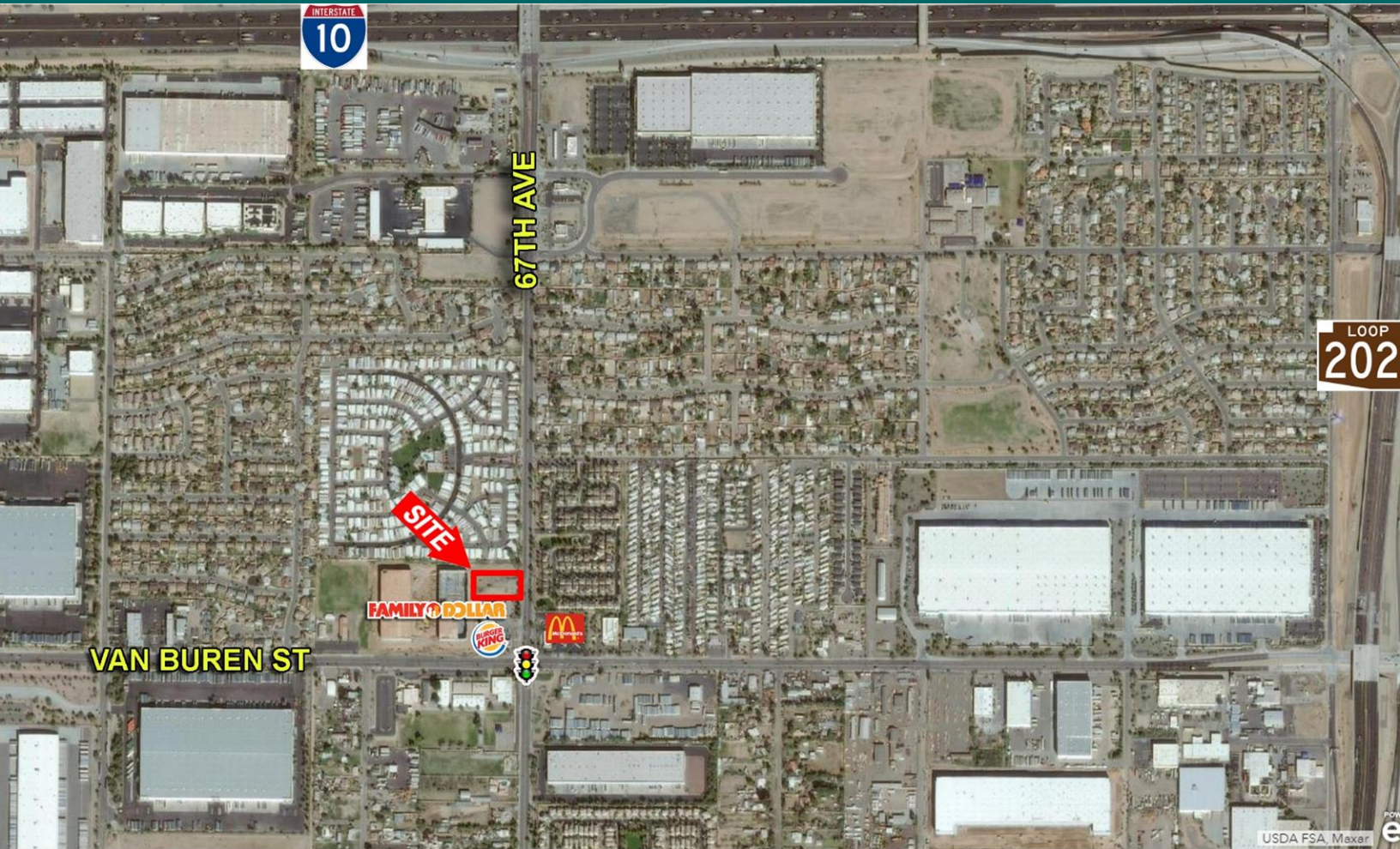


# C-2 PAD FOR SALE

NNWC of 67<sup>th</sup> Ave & Van Buren St, Phoenix, AZ



## PROPERTY HIGHLIGHTS

- Join Family Dollar, Burger King and brand new industrial.
- Unique trade area with mixed customer base including employment, residential, industrial and education
- Cross access with BK and FD with driveway installed
- Zoned C-2, City of Phoenix
- Last lot available at intersection
- Priced to Sell with motivated owner

## DEMOGRAPHICS

	<u>1-mile</u>	<u>2-mile</u>	<u>3-mile</u>
2020 Total Employees	4,403	19,802	41,362
2020 Total Population	12,748	48,989	128,494

Source: Esri

## TRAFFIC

Van Buren Steet	16,060 cars per day
67th Avenue	26,979 cars per day

Source: Esri

**E M P I R E**  
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# PAD FOR SALE

