

FOR SALE

# BELL ROAD OPPORTUNITY

10120 WEST BELL ROAD, SUN CITY, AZ  
NWC OF BOSWELL BLVD. & BELL ROAD

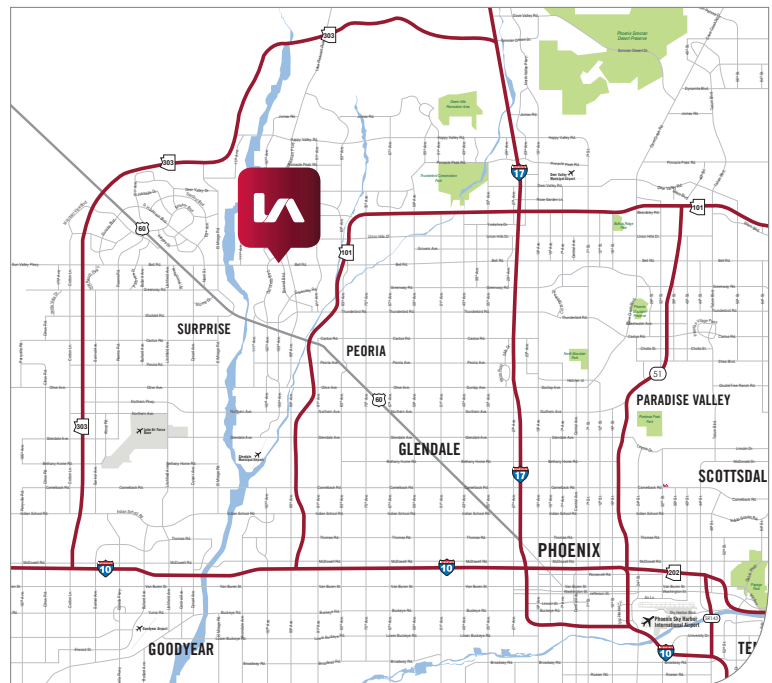


## OVERVIEW

Price: \$1,800,000  
Land SF: 34,630 SF (0.795 Acres)  
Building SF: 4,983 SF  
**Billboard: Income Included**  
(Call Broker for Details)

## FEATURES

- Hard Corner Opportunity on Bell Road Experiencing over 59,000 VPD
- Great Visibility and Access
- Nearby Tenants Include: McDonalds, Chase Bank, Ace Hardware, Big O Tires, Bank of America, Tuesday Morning and Verizon Wireless



**Sean M. Bishop, CCIM**  
sbishop@learizona.com  
D 602.954.3774

**John A. Esslinger**  
jesslinger@learizona.com  
D 602.385.3797

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99TH AVE - 17,973 VPD

BOSWELL RD. - 5,180 VPD

BELL RD. - 54,596 VPD

## SITE OVERVIEW

- 4,983 SF building
- 34,630 SF Lot
- C-2 Zoning
- 7 Pumps + Under Canopy Concession
- 3 - 10,000 Gallon Tanks
- Double Lined Gas and Tank Lines
- 3 Access Points: 2 on Bell Rd - 1 on Boswell Rd
- Positioned on hard corner of signalized intersection

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,331	86,751	271,832
Avg. HH Income	\$50,612	\$62,830	\$71,251
No. of Households	5,119	43,239	112,671

## TRAFFIC COUNTS

Bell Road	54,596 VPD
Boswell Road	5,180 VPD
	59,776 VPD

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