

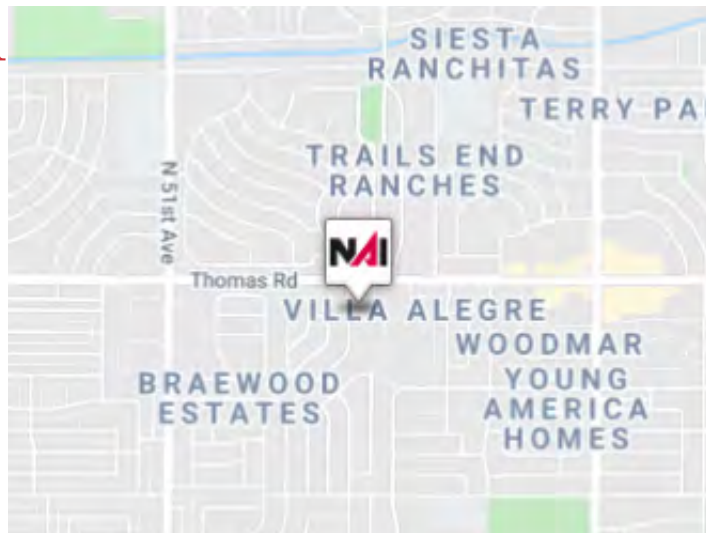


SEC 48th Ln & Thomas Rd

Phoenix, Arizona 85031

Property Features

- ±15,165 SF (0.35 AC) land opportunity in the heart of Maryvale
- Densely populated trade area
- Great lease opportunity for contractor storage yard
- Strong traffic counts on Thomas Rd
- Strong daytime employment
- C-1 Zoning allows for variety of retail and office uses
- Easy access to I-10 and I-17 Freeways and US 60
- Signalized intersection



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	32.6	31.4	32.7
Population:	35,710	194,160	476,634
Average HH Income	\$48,072	\$49,753	\$55,360
Daytime Emp. Pop.	1,607	59,997	162,655

Traffic Counts

	VPD
Thomas Rd:	36,953
48th Ln:	2,394

FOR SALE: \$375,000.00
FOR LEASE:
Min. \$2,500.00 per month (gross)

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Property **Photos**

For Sale/Lease
**SEC 48th Lane
& Thomas Road**

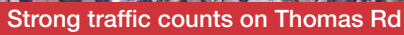


Great lease opportunity for contractor storage yard



Densely populated trade area

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Aerial Map

For Sale/Lease
SEC 48th Lane
& Thomas Road

