

For Sale or Lease

43rd Ave & Bethany Home Rd

2,760 SF



NAI Horizon

4243 W Bethany Home Road

Phoenix, Arizona 85019

Property Features

- Located on a 0.28 acre lot
- Adjacent to hard corner
- Shell condition
- Densely populated trade area
- Strong traffic counts
- Bus stop located at the north end of property
- Adjacent to ARCO gas station and Country Boys Restaurant



For Sale: \$490,000 (\$177.54/SF)

For Lease: \$3,000.00 per month (NNN)

Matt Harper, CCIM

+1 602 393 6604

matt.harper@naihorizon.com

2944 N 44th St, 200

Phoenix, AZ 85018

+1 602 955 4000

naihorizon.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

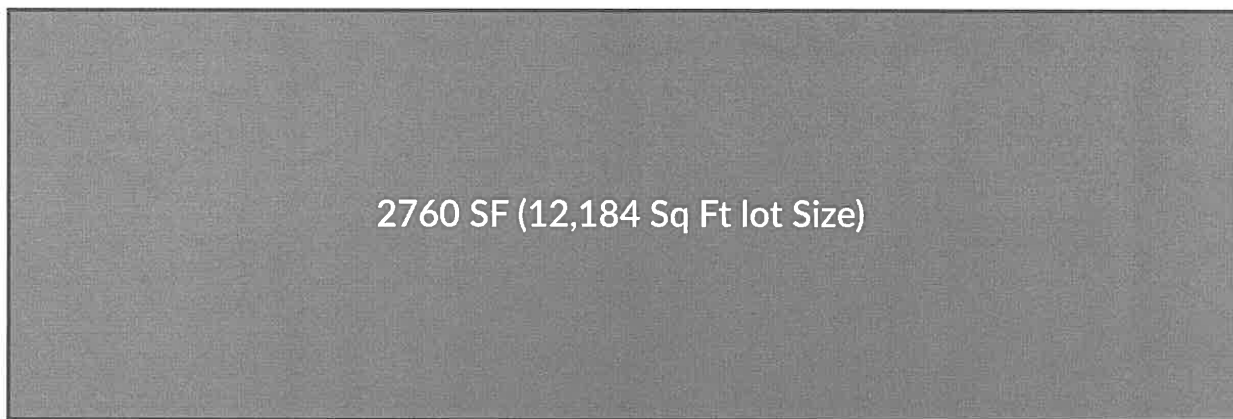
For Sale or Lease

4243 W Bethany Home Road

Floor Plan

N 43RD AVE

W PALO VERDE DR



BETHANY HOME RD

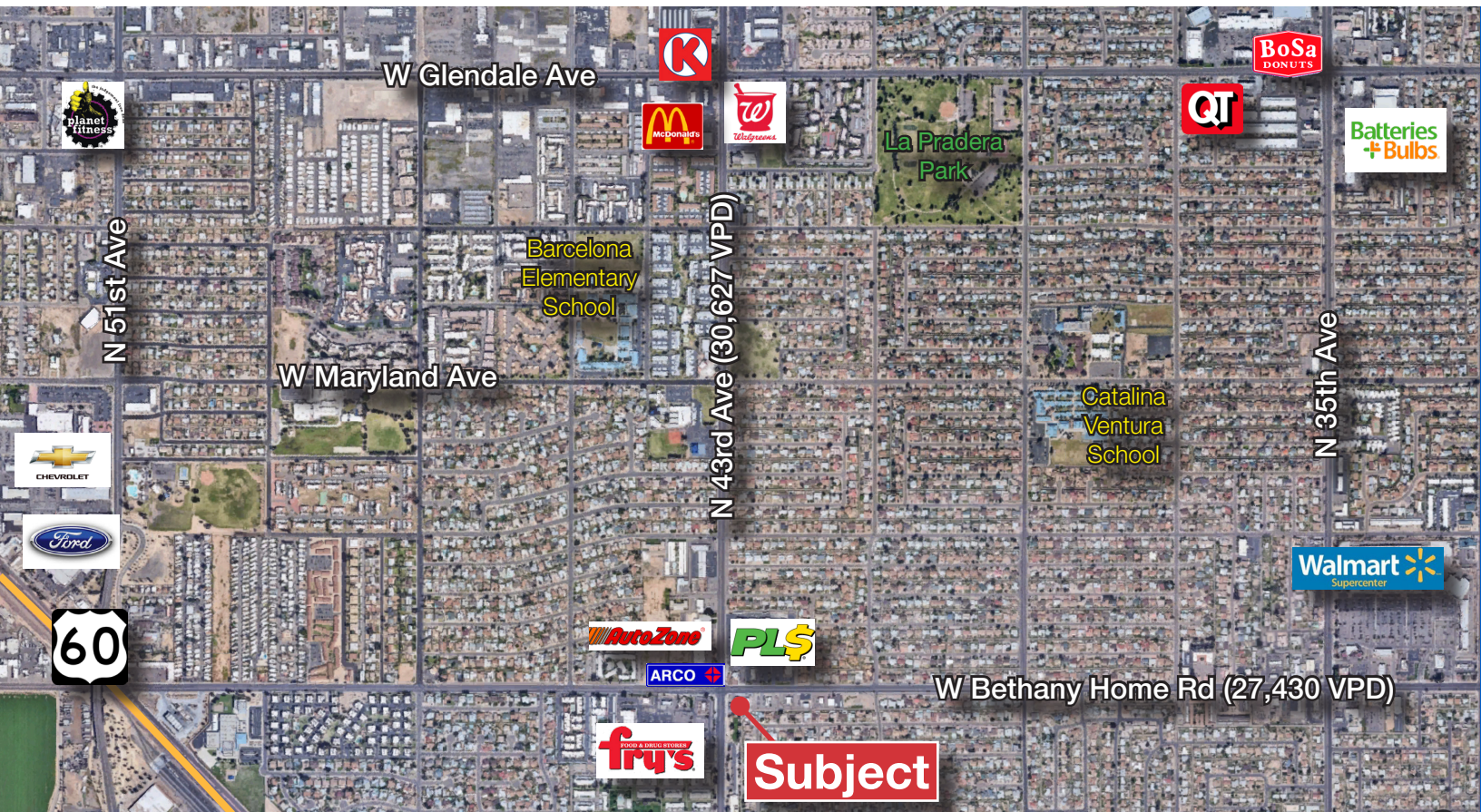
N 41ST AVE



For Sale or Lease

4243 W Bethany Home Road

Aerial Map



For Sale or Lease

4243 W Bethany Home Road

Demographics

Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	25,941	81,993	193,186
Average age	27.4	28.5	28.4
Average age (Male)	24.5	26.4	26.8
Average age (Female)	29.9	30.5	30.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	8,249	26,431	60,589
# of persons per HH	3.1	3.1	3.2
Average HH income	\$41,064	\$42,784	\$43,556
Average house value	\$158,245	\$160,680	\$172,301

* Demographic data derived from 2010 US Census