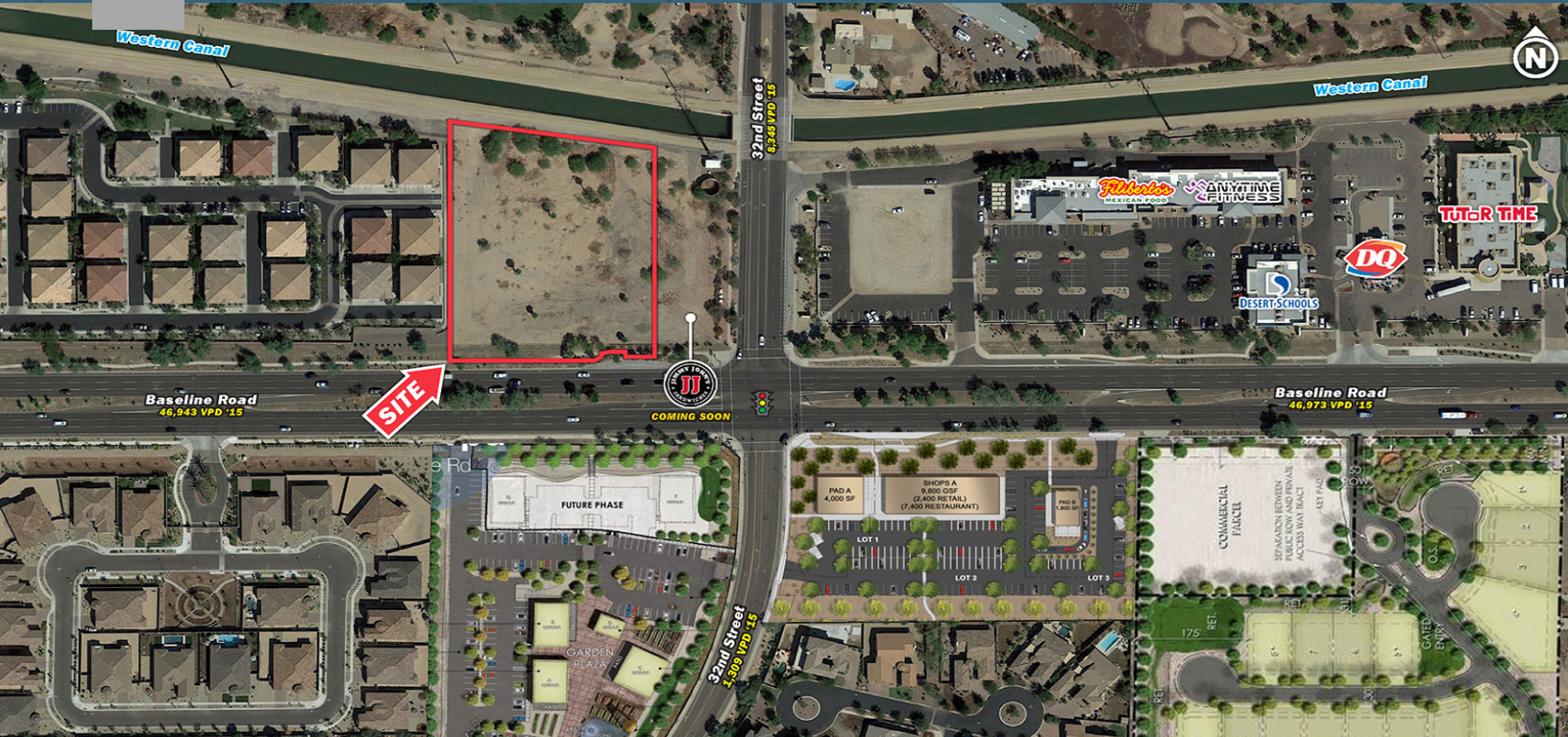


FOR SALE

Land Available

NWC Baseline Rd & 32nd St | Phoenix, AZ



Overview

AVAILABLE

+/- 2.6 Acres

RATE

Call for Rates

Demographics

	1 MILE	3 MILE	5 MILE
2017 Est Population	6,541	80,770	224,669
2022 Est Population	7,099	87,081	241,255
Average HH Income	\$82,687	\$65,231	\$66,773
Daytime Population	5,677	105,680	329,685

Year: 2017 | Source: Esri

Traffic Counts

Baseline Road	46,943 VPD
32nd Street	8,345 VPD

Year: 2015 | Source: MPSI

Contact

BRIAN POLACHEK
602.682.6045 | brian.polachek@srsre.com

BRAD BALBO
602.682.6016 | brad.balbo@srsre.com



Description

- +/- 2.6 acres for sale
- Zoned R-3, City of Phoenix
- High traffic counts with **46,943 CPD** on Baseline Road, a major transportation corridor through Phoenix
- Daytime population has over 105,000 per day within a 3 mile radius
- Minutes from South Mountain Community College & Phoenix Sky Harbor Airport
- New home communities now under construction surrounding subject property
- Major tenants nearby:



SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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New Housing Map

NWC Baseline Road & 32nd Street | Phoenix, Arizona

of Lots

