

Freestanding 3,798 SF on 0.28 AC

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Freestanding Pad Building Owner / User or Investment Opportunity

1546 W Bell Rd Phoenix, Arizona 85023

Property Features

NHorizon

- Freestanding pad building opportunity
- Patio space
- Nearby retailers include Walmart, Sam's Club, Kohl's, Discount Tire, Bell Rd Auto Dealerships
- Bell Rd frontage
- Across from Turf Paradise
- Close proximity to I-17 and Loop 101 Freeways
- Excellent visibility
- Seller financing available



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Average Age: | 35.2 | 37.3 | 36.9 |
| Population: | 18,498 | 148,555 | 334,369 |
| Average HH Income: | \$62,151 | \$65,290 | \$64,314 |
| Traffic Counts | | | VPD |
| W Bell Rd | | | 36,396 |

For Sale: \$949,500 (\$250 PSF) • For Lease: \$18.00 PSF + NNN

N 19th Ave

Matt Harper, CCIM

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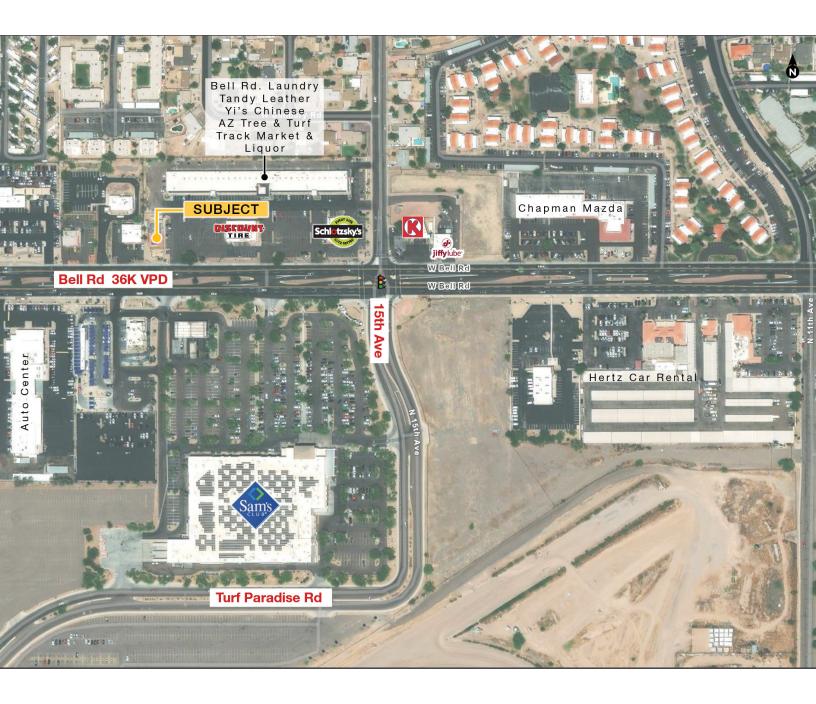
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2944 N 44th St, Suite 200 Phoenix, AZ 85018 +1 (602) 955-4000 naihorizon.com

22,317

Aerial Map

For Sale & For Lease 1546 W Bell Rd Freestanding 3,798 SF on 0.28 AC

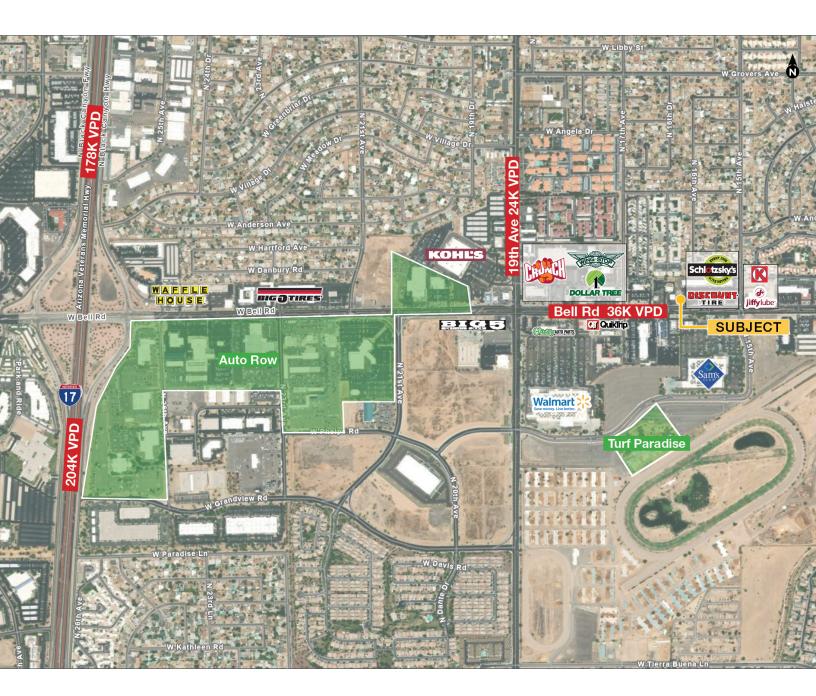


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Photos



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