



**Freestanding Pad Building Owner /
 User or Investment Opportunity**

1546 W Bell Rd
 Phoenix, Arizona 85023

Property Features

- 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		
N 19th Ave	22,317		

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

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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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