

±4.41 ACRES ZONED C-2
8515 NW GRAND AVENUE, PEORIA , AZ 85345

Listing Price \$2,025,000



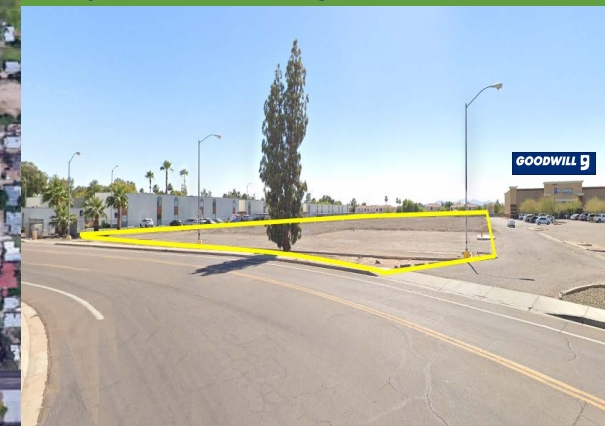
PROPERTY FEATURES

- \$10.53 / SF (\$458,687 / Acre)
- ±192,255 SF (±4.413 Acres)
- APN # 142-45-948A
- Traffic Count of 39 ,057 VPD
- Located in an Opportunity Zone
- Located in Peoria's Old Town Specific Area Plan
- Tremendous Development Potential
- Situated Near Signalized Intersection
- Close Proximity to:
 - Seattle Mariners Spring Training Stadium
3.5 Miles or 10 Minutes
 - State Farm Cardinals Stadium:
5.5 Miles or 12 Minutes
 - Loop 101 Freeway:
1.4 Miles or 3 Minutes

[Old Town Specific Area Plan \(click here\)](#)

[Opportunity Zones Map \(click here\)](#)

[City of Peoria C-2 Zoning \(click here\)](#)



www.SperryCGA.com



Neil Sherman, CCIM

MANAGING DIRECTOR

602.566.7210

neil.sherman@sperrycga.com

AZ #BR026438000

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

