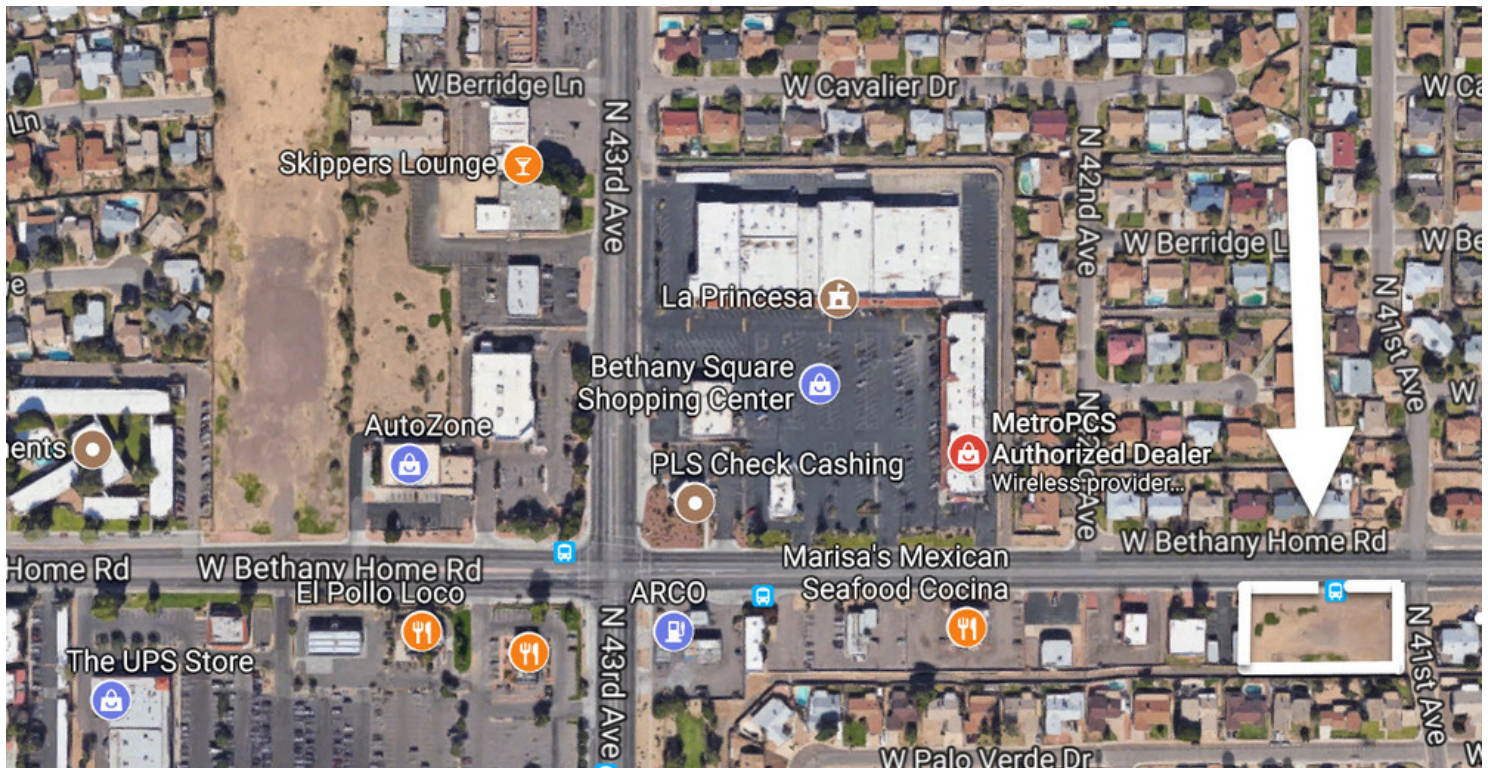


EXECUTIVE SUMMARY

Bethany Home Rd & 41st. Ave. / SWC / 29,085 SF Commercial Land

4101 W. BETHANY HOME RD., PHOENIX, AZ



OFFERING SUMMARY

Offering Price: \$220,000

\$7.56 SF

Lot Size: 0.67 Acres

APN #: 145-08-003U

Zoning: C-O

PROPERTY HIGHLIGHTS

- Corner Property
- For Sale - For Lease
- Seller Financing
- Build to Suit - JV
- Great Location
- Traffic Count/ 32,467
- Office -Retail -Multifamily
- CVS/Gas/Car Wash
- Fast Food
- Strip Mall
- Medical Office
- Frontage Bethany Home Rd. 253'



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

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The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

PROPERTY DESCRIPTION

29,085 SF Commercial Land On SWC Bethany Home Rd & 41st Ave.

4101 W. BETHANY HOME RD., PHOENIX, AZ

PROPERTY OVERVIEW

Great location, close to I-17 and Grand Ave (Route 60). 1.50 miles to Grand Canyon University Adjacent to freestanding retail, office and shopping centers. Ideal location for fast food restaurant, medical offices, gas station. Owner will carry the note, build to suit, ground lease and will participate in a Joint Venture.

LOCATION OVERVIEW

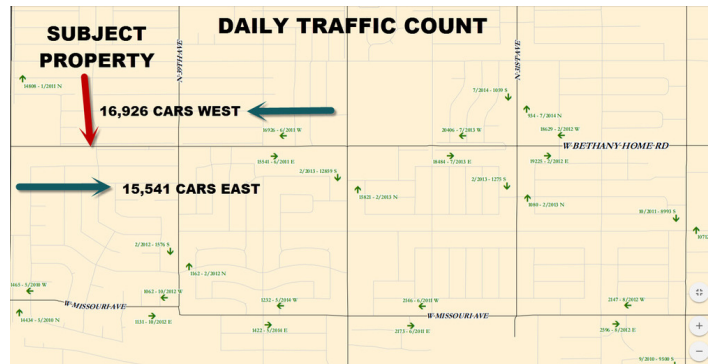
SWC Bethany Home Rd. & 41st Ave.

Owner will carry a note

Build to Suit / Ground Lease

Owner will participate in a Joint Venture.

Frontage on Bethany Home Rd. : 253 feet



LOCATION MAPS

29,085 SF Commercial Land On SWC Bethany Home Rd & 41st. Ave.

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DEMOGRAPHICS MAP

29,085 SF Commercial Land On SWC Bethany Home Rd & 41st. Ave.

4101 W. BETHANY HOME RD., PHOENIX, AZ



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	25,982	85,837	194,269
MEDIAN AGE	27.7	28.6	28.4
MEDIAN AGE (MALE)	24.9	26.4	27.0
MEDIAN AGE (FEMALE)	30.3	30.5	30.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,270	27,403	61,165
# OF PERSONS PER HH	3.1	3.1	3.2
AVERAGE HH INCOME	\$41,512	\$43,158	\$43,383
AVERAGE HOUSE VALUE	\$157,924	\$164,829	\$171,060

* Demographic data derived from 2010 US Census



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