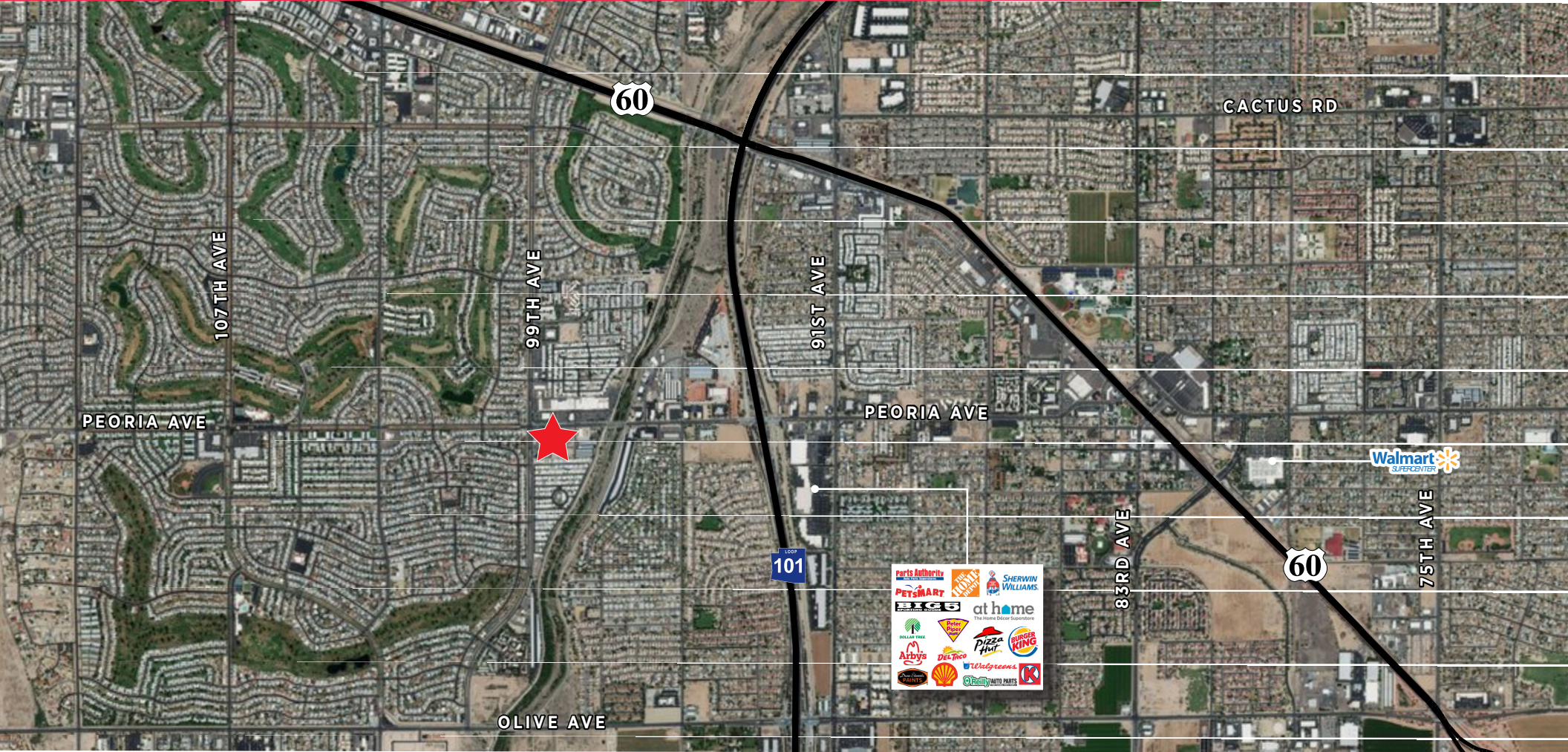


FOR SALE - HARD CORNER AUTOMOTIVE INVESTMENT SELLER FINANCING AVAILABLE

SEC 99th Ave & Peoria Ave | Peoria, Arizona



Property Highlights

- For Sale at **\$495,000** (9.35% CAP on existing income)
- **Seller Financing Available**
- 1,606 SF Building on 0.52 Acres
- Signalized intersection
- C-2 Zoning
- Re-development opportunity
- Across from the Arrowhead Shopping Center (CVS, Chas Bank, Family Dollar and more)

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FOR SALE - HARD CORNER AUTOMOTIVE INVESTMENT

SELLER FINANCING AVAILABLE

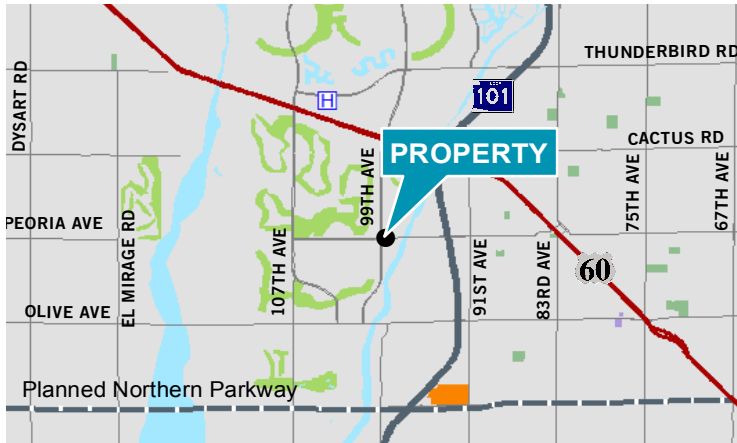
SEC 99th Ave & Peoria Ave | Peoria, Arizona

DEMOGRAPHICS *			
	1 Mile	3 Miles	5 Miles
Population	11,487	99,360	253,066
Average Income	\$47,313	\$55,899	\$60,936
Households	6,210	42,271	98,152

TRAFFIC COUNTS**	
North on 99th Ave: 11,418	East on Peoria Ave: 15,089
South on 99th Ave: 6,898	West on Peoria Ave: 8,892

*Source: ESRI, 2018 ** Source: Costar, 2017

FORMER TIRE AND SERVICE CENTER



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