

± 10.02 Acre Lot for Sale

I-17 & Circle Mountain Road

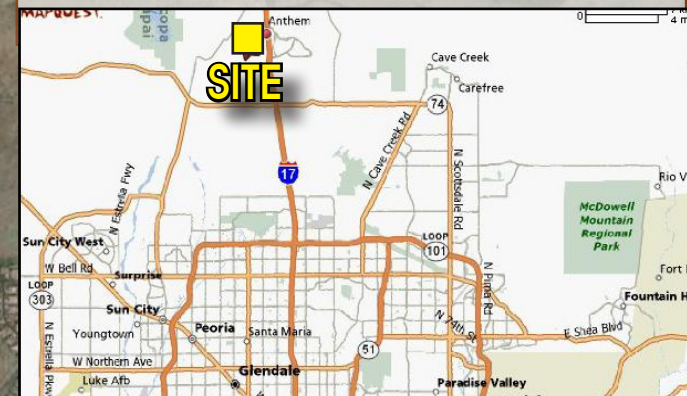
44112 N. Black Canyon Hwy | Phoenix, AZ 85087

**OWNER WILL
CARRY**



PROPERTY DETAILS

- ± 10.02 Acre Lot for Sale
- Parcel: 202-22-007
- C-2 Zoning, City of Phoenix
- Dimensions: 349'x1,247'
- 349' Frontage on I-17
- Frontage Road Access
- 43rd Avenue Access
- Utilities At The Site
- SALE PRICE: \$2,200,000



For More Information,
Please Contact:

Craig Trbovich
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFRAC International

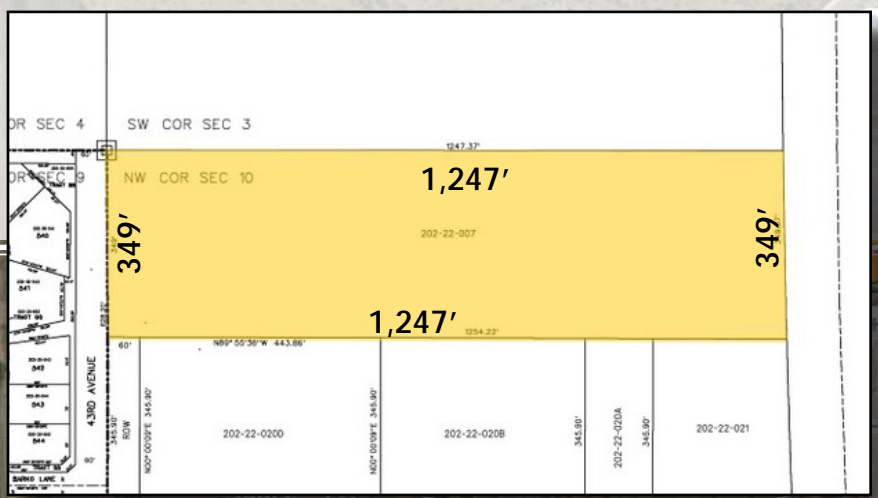
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DEMOGRAPHICS

- Est. Population (2017)
- Est. Population Growth (2022)
- Total Households
- Median Household Income
- Average Age
- Traffic Counts Along I-17 = 36,840 VPD

1 MILE

5,144
5,583
1,451
\$80,231
36.80

3 MILES

20,680
22,314
6,561
\$84,203
36.70

5 MILES

36,180
39,020
12,008
\$86,012
37.80

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