



1135 E. BUCKEYE RD.

Phoenix, AZ 85034 | ±15,902 SF LAND | OPPORTUNITY ZONE | \$437,305 (± \$27.50/SF) |

JAMES LIEBERTHAL, SIOR

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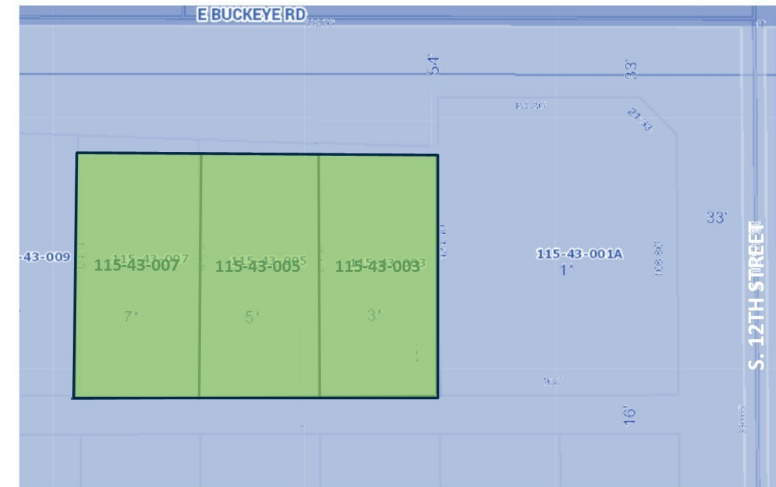
2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
602.955.3500 | cutlercommercial.com

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Property Summary



PROPERTY HIGHLIGHTS

- OPPORTUNITY ZONE DEVELOPMENT OPPORTUNITY
- Frontage on Buckeye Road
- Vibrant Daytime Population
- C-3 Zoning
- Near I-10 & I-17 Freeways
- Minutes from Sky Harbor Airport, Chase Field, Light Rail Corridor
- Over 100 Restaurants & Bars in Downtown Phoenix

PROPERTY DESCRIPTION

3 Parcels of Vacant Land for Sale (#115-43-007, 115-43-005, 115-43-003)

OFFERING SUMMARY

Sale Price:	\$437,305 (±\$27.50 PSF)
Lot Size:	±15,902 SF

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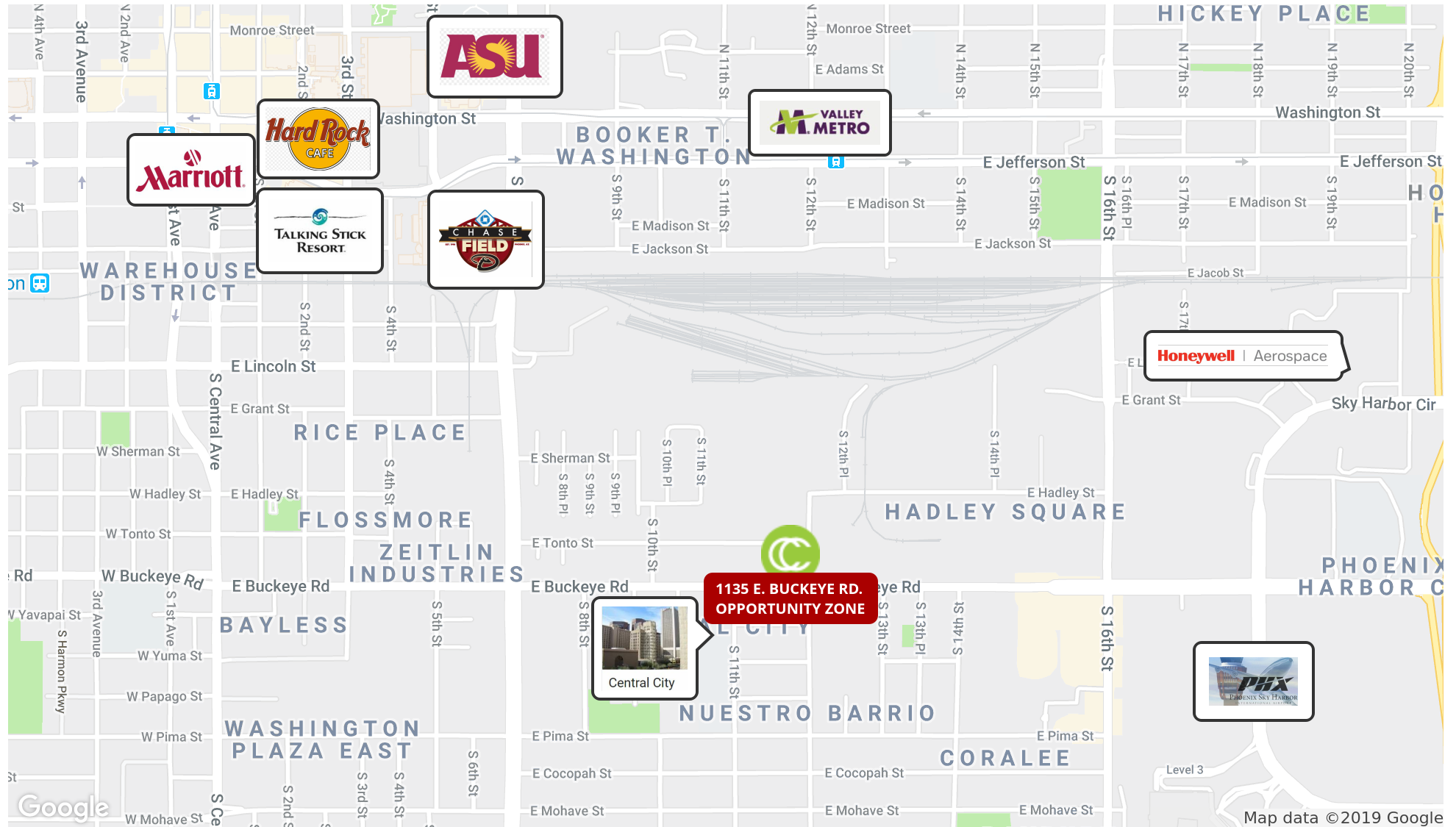
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Retailer Map



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,768	290,206	1,090,750
Median age	26.3	29.8	31.1
Median age (Male)	25.1	29.8	30.6
Median age (Female)	27.8	29.8	31.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,682	98,600	388,473
# of persons per HH	2.8	2.9	2.8
Average HH income	\$30,520	\$46,117	\$60,830
Average house value		\$241,663	\$314,861

* Demographic data derived from 2010 US Census

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