

C-2 Land on Hard Corner

2.02
Acres

E Broadway Rd (20,160 VPD)

S 12th St



For Sale or Lease

1202-1224 E Broadway Rd
Phoenix, Arizona 85048

NAIHorizon

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NEC 12th St & Broadway Rd

Property & Location Highlights

- 2.02 Acres on the NEC 12th St & Broadway Rd
- Hard Corner Location
- Broadway Rd Frontage
- Curb Cut on Broadway
- C-2 Zoning (includes Industrial & Retail Uses)
- Less than 10 minutes from Sky Harbor
- International Airport & Downtown Phoenix
- Proposed Rio Salado 2.0 - Consisting of 45 Miles of Redevelopment - Site is less than 1 Mile from Proposal Area
- Within the Del Rio Redevelopment Area



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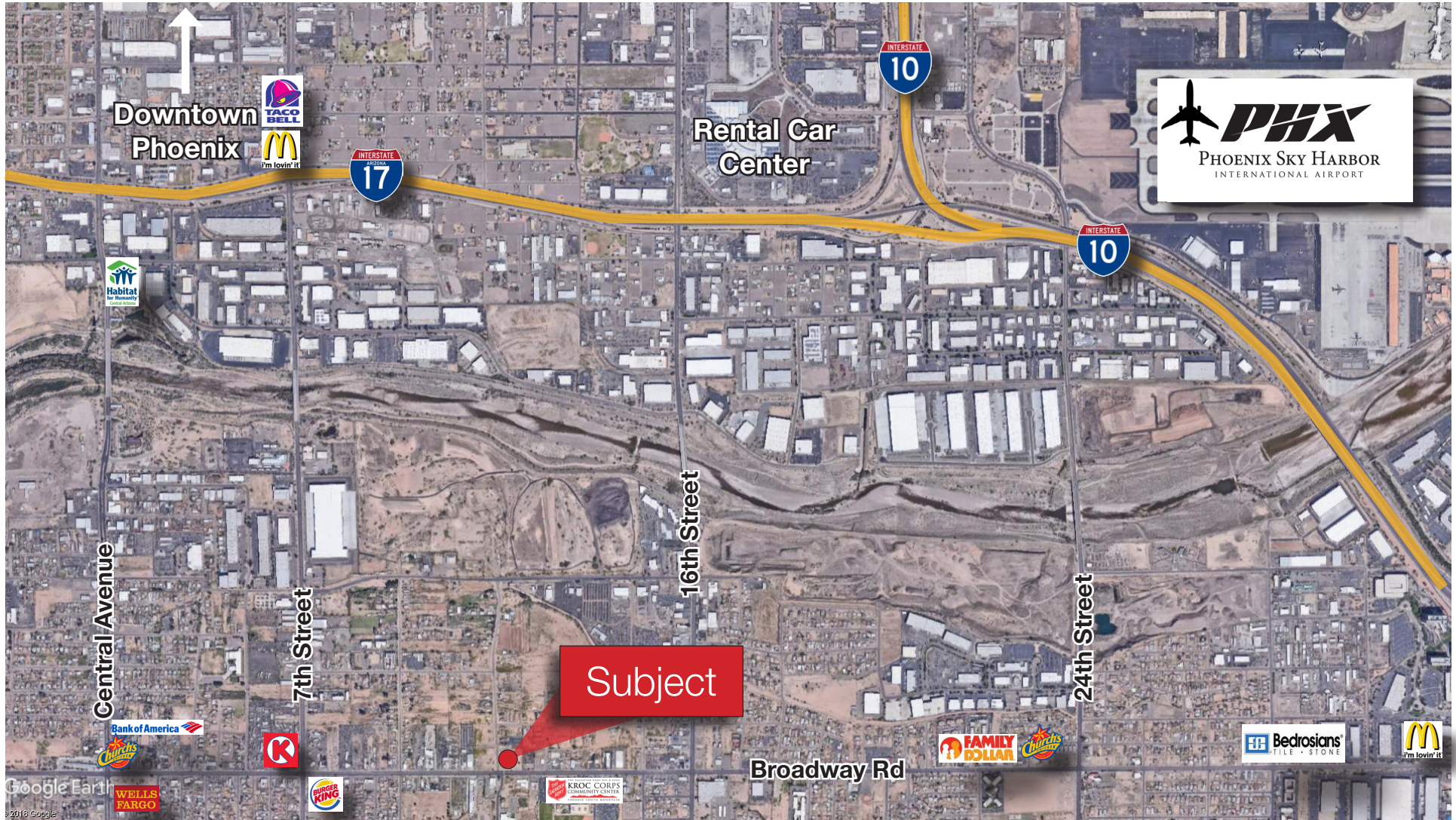
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Property **Aerial**



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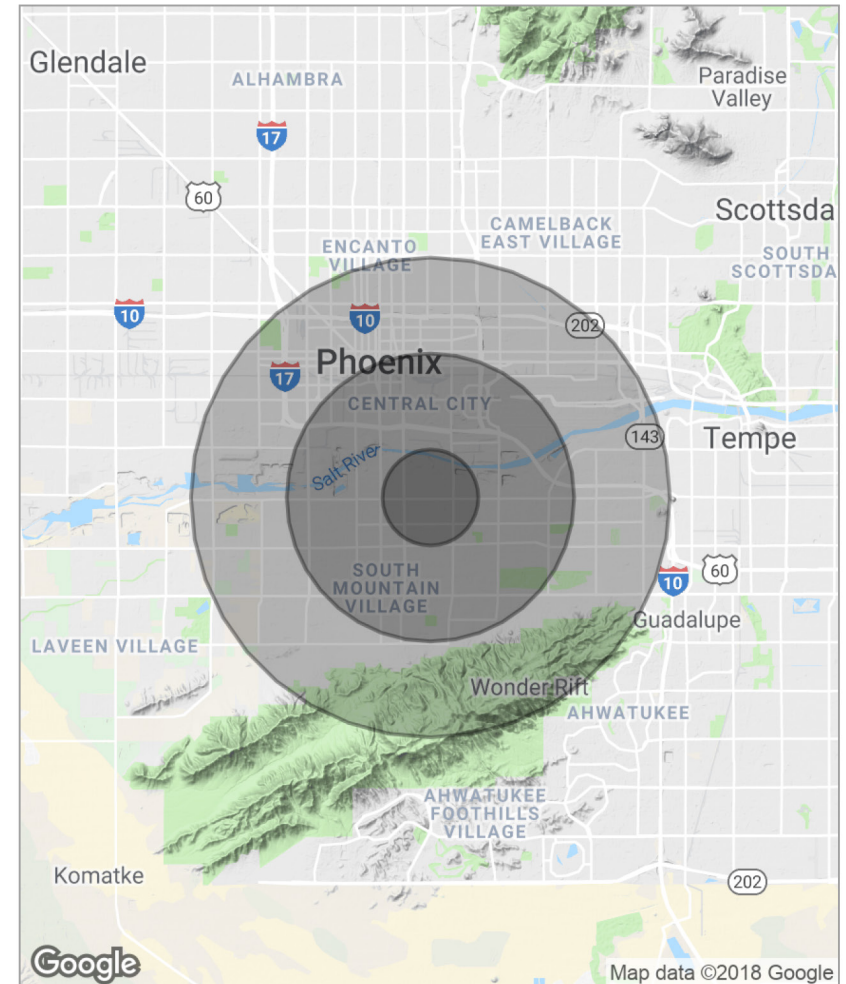
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NEC 12th St & Broadway Rd

Property Demographics

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,322	100,860	252,380
MEDIAN AGE	32.9	33.0	33.4
MEDIAN AGE (MALE)	32.9	32.6	33.2
MEDIAN AGE (FEMALE)	33.0	33.4	33.5

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,909	29,662	76,731
# OF PERSONS PER HH	3.4	3.3	3.1
AVERAGE HH INCOME	\$38,992	\$55,424	\$56,241
AVERAGE HOUSE VALUE	\$110,413	\$158,063	\$171,462



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