

Sale Price:
\$825,000

Hard Corner Site - Former Circle K for Sale
9055 W Camelback Road
Phoenix, Arizona

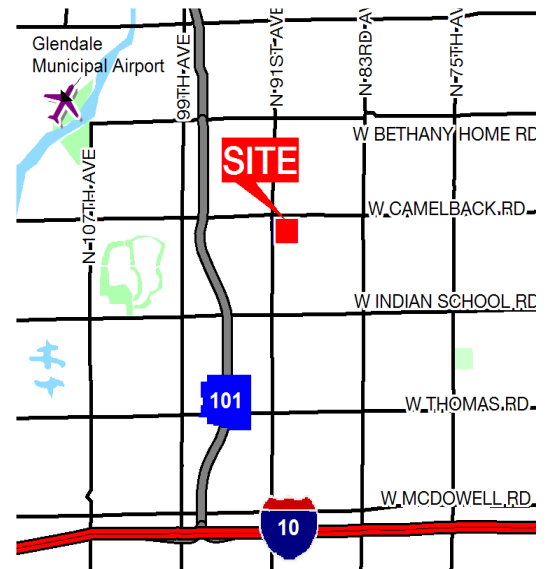
Over 2,000 residential lots planned or under construction within a 1 mile radius

Lennar, Pulte, and Taylor Morrison likely to break ground in Stonehaven this year!

SEC 91st Ave & Camelback Rd

Property Features

- Building: ± 2,680 SF
- Lot Size: 0.9 Acres
- Zoned PSC, City of Phoenix
- Built in 1986
- Within 1 Mile of the Loop 101
- 2019 Property Tax: \$19,636
- Within Close Proximity to State Farm Stadium, Gila River Arena, Westgate City Center, Camelback Ranch Baseball Stadium, Glendale Municipal Airport and Banner Estrella Medical Center
- Copper Canyon High School is Located at the NWC of the Intersection with Enrollment of ± 2,300 Students from Grades 9-12



Demographics

	1 Mile	3 Mile	5 Mile
Est. Population (2020)	12,807	143,226	362,199
Est. Median Household Income (2020)	\$60,942	\$55,940	\$50,578

Traffic Counts

- Camelback Road: 26,664 VPD
- 91st Avenue: 10,847 VPD
- Loop 101: 119,710 VPD



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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